

# RENTAL PROPERTY RULES OF CONDUCT

This addendum to the rental agreement, executed between the parties, is expressly made a part of the lease and contains rules and regulations intended to help secure the comfort and safety of residents and their neighbors.

These rules may be changed or revoked, in whole or in part, by the owner at any time with proper written notice. All such amendments, revocations, or new rules shall become a part of this lease/rental agreement as of their effective date. Any notice regarding amending or revoking any of the rules and regulations in whole or in part, or to adopt new ones, shall be effective upon notice delivered to the resident, or, if necessary, posted in a place likely to be seen by the resident.

## CRIMINAL BEHAVIOR:

### **DRUG-FREE HOUSING:**

- Drug-related illegal activity will not be tolerated on or near the property, whether on the part of the resident, any member of the household, any guest or any other person. "Drug-related illegal activity" means the illegal manufacture, sale, distribution, purchase, use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in Section 102 of the Controlled Substance Act. [21 U.S.C. 802]) or possession of drug paraphernalia (MN Statue 152.092).
- Resident, or members of resident's household, guests or other persons under the resident's control, may not engage in the manufacture, sale or distribution of illegal drugs on or near the premises or elsewhere.
- Resident accepts that a lawful seizure from his or her apartment of any illegal object or substance, including drugs, means unlawful possession of the apartment by the resident, and is grounds for automatic eviction.
- The parties agree that violation of any or all of these provisions shall be a material violation of the lease and will be cause for immediate termination of the lease, and grounds for eviction.

### **ILLEGAL ACTIVITY:**

- Illegal activities on the premises are not tolerated. Any arrest of a resident, or guests of the resident, for conduct (1) detrimental to the property, (2) that causes nuisance, or (3) that endangers the life of others, regardless of whether it results in a conviction, is cause for immediate termination of the lease.
- If the landlord observes any activity of an illegal nature on the part of the resident, employees, guests or family members of the resident in the leased premises, or any areas adjoining the premises, the landlord shall inform the police and the activity will be cause for immediate termination of the lease.
- Acts of violence or threats of violence, including but not limited to, brandishing weapons or the unlawful discharge of firearms, on or near the property will not be tolerated.
- Resident, or members of resident's household, guests or other person under the resident's control shall not engage in any act intended to facilitate illegal activity, on or near the premises.
- Resident, or members of resident's household, guests or other person under the resident's control shall not permit the dwelling to be used for, or to facilitate illegal activity, regardless of whether the individual engaging in such activity is a member of the household.

## GOOD NEIGHBOR PRACTICES:

### **DISTURBANCES:**

- Profane, obscene, loud or boisterous language, or unseemly behavior and conduct are absolutely prohibited.
- Resident promises not to act in a loud, boisterous, unruly or thoughtless manner or disturb the rights of the other residents to peace and quiet, or allow his/her guest to do so.
- Resident(s) agree to enter, leave and enjoy the unit in a quiet and peaceful manner between 10 PM and 7am.
- At all times during the lease term, residents will conduct themselves, and will require other persons on the premises with their consent, to conduct themselves in a manner that does not unreasonably disturb the neighbors or constitute a breach of the peace.

- Residents may not make or permit any disturbing noises in the building by a resident or resident's family, agents, visitors or licensees, nor do or permit any thing by such persons that will interfere with the rights, comforts or convenience of other residents.
- Residents may not play or allow to be played any musical instrument or operate audio-visual equipment in the premises, or on the exterior of said premises, if disturbs or annoys other occupants of the building.
- The resident agrees to not permit to be done anything that will annoy, harass, embarrass, or inconvenience any other residents, neighbors or occupants in adjoining premises.

**LOITERING AND USE PUBLIC AREAS:**

- No person shall congregate, lounge, play, sit, or unnecessarily obstruct any of the common areas. The sidewalks, entrances, passages, courts, vestibules, stairways, corridors and halls must not be obstructed or encumbered or used for a purpose other than ingress and egress to and from the demised premises.
- No baby carriages, vehicles, bicycles or portable barbecues shall be allowed to stand in the halls, passageways, porches or courts of the building.
- Children shall not play in any common areas not designated as play areas.

**MOVING AND/OR DAILY MOVEMENT:** All resident property and equipment must be brought into and taken from the premises through the rear entrance when possible, and nothing may remain in any public areas.

**SIGNS:** No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted, or affixed by resident or resident's family, on any part of the outside or inside of the demised premises or the building without prior written consent of the property owner. Resident may not place placards, signs or other exhibits in a window or any other place where they can be viewed by other residents or by the general public.

**MAINTENANCE:**

**ALTERATIONS:**

- Resident may not make any alterations to the premises, including (but not limited to) installing aerials, lighting fixtures, dishwashers, washing machines or dryers without written permission from landlord.
- Any antenna or satellite dish placed on or attached on the roof or exterior walls of the building without consent of the property owner in writing is liable for (1) removal without notice, and (2) repair fees.
- Resident may not change or install locks, nor may the resident paint or wallpaper the premises, without landlord's prior written consent. Violation of this provision is grounds for immediate eviction.
- All alterations, including items affixed to the premises, become the property of the landlord.

**EXTERIOR:**

- Nothing shall be placed or kept on the outer sill or on the outside of any window, and nothing shall be thrown out of any window, door or from any porch into any attached court, yard, sidewalk or alley. No awnings or other projections shall be attached to the outside walls of the building, and no blinds, shades or screens shall be attached to or hung in, or used in connection with any window or door of the demised premises, without prior written consent of the property owner.
- Garbage cans, supplies, or other articles shall not be placed in the halls or on the staircase landings, nor shall anything be hung from the windows or balconies or placed upon the windowsills.
- No linens, clothing, curtains, rugs or mops shall be shaken or hung from any of the windows or doors.

**GARBAGE:**

- No garbage or other refuse shall be stored or allowed to accumulate on the premises for extended periods of time. No garbage shall be thrown out of windows, doors or from any other part of the property. All garbage and refuse must be disposed of in a timely manner in places and dumpsters provided by the landlord.

**HEATING & COOLING:**

- The resident shall not install or use any electrical or other type of space heater without the express prior written consent of the landlord.
- The resident shall not use cooking appliances to heat the premises. Violation of this provision is grounds for immediate eviction.
- Landlord reserves the right to access the unit during normal business hours, with notice as defined in the lease, to conduct routine, preventative maintenance.

**CLEANING AND DAMAGE DEPOSIT:** A \$ 300 cleaning charge may be deducted if the rental property (including appliances and carpet) is not returned clean. Other necessary repair, painting or damage charges may be deducted from deposit. If the property owner must perform painting, carpet cleaning, or other cleaning within the initial lease term, the resident will be responsible for any costs incurred.

**KEYS / LOCKOUT:** One (1) set of keys will be provided upon payment of the first month's rent and security deposits. The resident may reproduce the keys needed for the resident's household. The resident may not change or add any locks without the prior written permission of the landlord. If the resident shall lose the keys to the apartment, then he shall be responsible for a fee of \$ 25, in addition to cost of replacement keys or locksmith charges. In the event that the resident locks themselves out of their premises, they may obtain a key from the property owner at a time convenient to the owner. The resident must pay for any damage to the property, in addition to cost of replacement keys or locksmith charges, as a result of a lockout.

**LIGHT BULBS:** Before occupancy of the rental property, all light bulbs will be installed and in good working order. Thereafter, residents are required to provide and change all bulbs within or switch controlled from their premises, no matter where located, at their own expense.

**PLUMBING:**

- The toilets, washbasins, sink, disposal and other plumbing fixtures shall not be used for any purpose other than those for which they were constructed. No sweeping, rubbish, rags or other substances shall be thrown therein. The cost to repair damages or clean drain lines resulting from the misuse of fixtures in the demised premises shall be borne by the resident. The resident shall keep the sink, lavatory drains and commode lines in good operating condition.
- Resident agrees to be prudent and reasonable in the use of water. Excessive use of water, as determined by the water bill, will result in the payment of 1/2 of the water bill.

**REPAIRS:**

- Resident agrees to notify property owner immediately and follow up in writing of any necessary repairs or unsafe condition of any kind within the rental property or common areas.
- Resident shall at his own expense, and at all times, maintain the premises in a clean and sanitary manner including all equipment, appliances, furniture, and furnishings therein and shall surrender the same, at termination hereof, in as good condition as received, normal wear and tear expected. Resident shall take good care of the premises and fixtures and make good any injury or breakage done by resident or residents agents, clerks, or resident's visitors, or caused by the overflow or escape of water, steam, gas or other substances resulting from negligence of resident's agents, clerks, or resident's visitors.
- Resident shall be held responsible for the cost of cleaning and/or repair of any sewer or drains that have become blocked or impeded by the negligence of the resident or resident's agents or visitors. Resident agrees that he will not put down sewer or drains the following items: throw-away diapers, sanitary napkins, or tampons, Kleenex or other cleansing tissues, cigarette butts, grease, oil, or any other item not intended for such disposal.
- If telephone or cable TV cabling is installed, or the existing positions are altered, by the service company or any other person, and the installation results in holes in the walls or stapling of wires on the inside or outside of the premises, costs to remove and repair such damage are the obligation of the Resident.
- Resident shall not install additional appliances in addition to those enumerated herein, without written permission of the Landlord: i.e., washer, dryer, air conditioner, de-humidifier, dishwasher, etc.
- If resident or resident's agents or visitors break or damage any items, i.e., windows, doors, lock, etc., the items will be repaired or replaced immediately. If, after seven (7) days, the resident has not repaired or replaced the item, the landlord may repair or replace the item and the cost will be charged to the resident and become payable as additional rent. Non-payment will be grounds for eviction.

**STORAGE:**

**BALCONIES / PATIOS/ PORCHES:** Private balconies, porches patios are not intended for storage. Bicycles and patio furniture are the only items that may be placed or stored on the balcony or patio. Other personal items, including (but not limited to) boxes and general clutter, must be stored elsewhere or disposed of properly.

**COMBUSTIBLE AND PROHIBITED SUBSTANCES:** The resident, or any of the resident's agents or visitors, may not bring at any time into, or keep upon the premises, any flammable, combustible or explosive fluid, material, chemical or substance.

**VEHICLES:** Resident agrees not to perform mechanical work (including oil changes) on any vehicle in the driveways, parking lots or lawn areas. Vehicles not visibly displaying a current license or registration will be removed and disposed of as abandoned vehicles.

**WATER BEDS, FISH TANKS, AND OTHER LARGE LIQUID CONTAINERS:** Water beds or fish tanks or other liquid containers over 10 gallons in capacity are not allowed in the apartment without the prior written consent of the property owner. If consent is provided, resident is fully responsible for any water damage that may occur to the premises, and resident must have renter's insurance prior to gaining consent.

**PETS:**

**ANIMALS:** Birds, dogs, cats, reptiles or other animals will not be permitted in, upon or about the premises without the prior written consent of the property owner. Consent, if given, shall be revocable by the property owner at any time.

**PET CLEANING AND PET DEPOSIT:** Property owner reserves the right to require a \$ 300 pet deposit. Resident agrees to allow property owner to deduct the full cost of carpet cleaning, pest extermination and air freshener from the deposit. Resident agrees to return apartment and yard without damages and in original condition. Property owner reserves the right to periodically inspect resident's apartment and if any damage has occurred, resident agrees to immediately vacate premises and the lease shall be terminated.

**OTHER**

**AMENITIES:**

The following checked items are furnished by Landlord as a courtesy to the resident. They are not to be construed in any manner as included with the lease signed by the resident.

- Refrigerator
- Stove / Oven
- Dish Washer

- Washer  Dryer
- Microwave
- Ceiling Fan(s)
- Window Coverings

**SPECIAL AGREEMENTS** (as written below)

Violation of the rules and regulations, or any part of them, will be just cause to terminate the lease agreement.

RESIDENT SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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