

Residential rules and regulations for rental property

Addendum to rental agreement for the below tenant and address.

Tenant _____

Address _____

1. There is a \$40.00 lockout fee if tenant calls management to unlock the home.
2. All carpets are to be professionally cleaned at tenant's expense upon termination of this rental agreement. By professionally cleaned it is met by a company such as actually clean, Serv Pro, Service master, Duraclean or another professional carpet cleaning company. Not Rug Doctor or other homeowner cleaning methods.
3. We recycle card board on site and there is a separate dumpster located on the South end of the parking lot.
4. No recreational vehicles, boats, snowmobiles, or ATVs are to be parked on the property for longer than eight hours.
5. No smoking in the apartment or hall way.
6. No burning of candles of any kind.
7. No signs, flags, tapestry's can be used for curtains. The vertical blinds that have been installed on windows are the landlord's property. White lined curtains or mini blinds may be installed at tenant's expense.
8. No personal items are to be stored in the hallway or common area.
9. Snow removal is a concern in the winter please rotate cars and assist the plow operator in getting the parking lot cleaned, in the case of apartment complexes. Shovels and brooms are for your use of cleaning your cars and side walk. Please keep your children from removing them from the entry ways. Single family home tenants are responsible for snow and lawn maintenance.
10. No storage of bikes, baby strollers, wood and toys etc. are to be done outside. Bike racks are located at the back of each building.
11. No fire arms or ammunition are to be on the premises at anytime
12. It is the responsibility of the tenant to vacuum in the hall ways and outside your apartment.
13. Quiet and odors are a concern, please be considerate of your neighbors at all times.
14. Laundry is to be done between the hours of 8:00AM and 9:00PM.
15. No grills allowed on the property.
16. Tenants responsibility to keep their inside living quarters clean and orderly.
17. We strongly encourage tenants to get renters insurance for their contents, the landlord does not carry any insurance for tenant's possessions.
18. An additional \$50.00 per person per month is charged for any person who wishes to occupy the apartment. An application must be filled out and approved by management prior to occupancy.
19. No satellite dishes, allowed.

- 20. We cooperate with local law enforcement and have given permission to use this apartment complex to give drug sniffing canine dogs training in hallways and common areas.
- 21. The resident is responsible for all drains and waste pipes in the unit and cost for cleaning or clearing.
- 22. No pets.
- 23. The resident shall pay the full security deposit prior to move in.
- 24. We need a copy of a driver's license or a government ID of all adult residents.
- 25. The resident shall not sublet nor assign the lease or any part thereof, nor give accommodations to boarders or lodgers. Only those whose name appears on the rental agreement may live in the dwelling unit.

26. Disclosures

Tenant's acknowledges that the landlord has made the following disclosures regarding the premises:

_____Lead base paint and or Lead base hazards which managers and owners have not records or knowledge, tenant has an opportunity to do any testing at their expense for lead paint within ten days of acceptance of this lease.

_____Unit condition checklist sheet is given to tenant as part of the rental agreement It is the responsibility to return the check in sheet noting any needs related to repairs or condition items of the apartment that might have been charged to the tenant.

_____One of the owners of this property is a licensed real estate broker in the state of Iowa.

_____Crime Free Lease Addendum attached for review and signature.

_____Cable TV internet we have a contact person with Media com that can save you money and solve problems faster 319-210-3541 speak to Dave Laughridge tell him you are referred by Rick Davis my account is 3193773471 he can get you in whatever promotion is currently running and save you on your bill, and you will talk to a real local person.

27. No SMOKING ON WOODEN DECKS STRUCTURE/STEPS AT BACK OF BUILDING ANYONE CAUGHT SMOKING ON THIS STRUCTURE / STEPS IS SUBJECT TO IMMEDIATE TERMINATION OF THERE LEASE AND ADDITIONAL CIVIL PENALTIES.

 Brookview Property Management Company
 PO Box 524
 Marion Iowa 52302
 Updated 11/19/19

 Tenant Date