



Tenant(s) Name _____
Address: _____

RULES AND REGULATIONS

FOR THE COMFORT, CONVENIENCE AND BENEFIT OF ALL TENANTS, AND TO INSURE PROPER USE AND CARE OF THE PREMISES, TENANT(S) SHALL COMPLY WITH ALL THESE RULES AND REGULATIONS

GENERAL

1. Tenant will be responsible for the conduct of any and all family members, guests, invitees, and/or others under tenant’s control.
2. Ruesch Companies LLC will not tolerate criminal activity or any other activity that disturbs others or damages the property.
3. Ruesch Companies LLC has the right to make other reasonable rules and regulations as may be necessary for the safety of others and the property.
4. A violation of these rules and regulations constitutes a material breach of tenant’s rental agreement and may result in termination of tenancy and eviction.
5. These rules and regulations will be enforced strictly and without exception.

USE OF PROPERTY

6. The property is to be used as a personal residence only and is for the individuals listed on the rental agreement only.
7. The property shall not be used to operate any form of business for any reason, including but not limited to, a child-care facility.
8. The property shall not be used for any illegal activity whatsoever or for any activity that in the opinion of Ruesch Companies LLC will damage the property.
9. Tenant shall not do anything in the premises or on the property that may increase the risk of fire or compromise safety or which would be a violation of state or local laws or regulations.
10. Tenant shall not keep any hazardous items on or inside of property including, but not limited to, paint, lacquer, turpentine, paint thinner, acetone, gasoline, motor oil, herbicides, kerosene, propane or any other hazardous, flammable or combustible items.
11. Tenant shall not possess or use on the property the following items including, but not limited to, swimming pools, trampolines, explosives or any other items that, in the opinion of Ruesch Companies LLC, create an unreasonable risk of injury or damage.
12. Tenant agrees to use all appliances, fixtures, and equipment in a safe manner and only for the purpose for which it was intended.
13. Tenant agrees not to destroy, deface, damage, or remove any part of the property.

APPEARANCE & UPKEEP OF PROPERTY

14. Tenant agrees to keep the rental unit in a clean, safe and sanitary condition and not litter the property.
15. Tenant is responsible for replacing any light bulbs within the rental unit. Tenant shall only use the property wattage of bulb as specified on the light fixture.

16. Tenant is responsible for replacing any batteries for smoke alarm and carbon monoxide detectors located within the rental unit. The tenant is responsible for notifying Ruesch Companies LLC immediately if any smoke detector is not operating properly.
17. Tenant agrees to regularly and properly dispose of garbage and recyclable materials and to place such items in the proper receptacles provided for that purpose.
18. Garbage materials shall not be kept on the porch, common areas, or grounds. Tenant agrees to comply with any and all laws, ordinances, and/or regulations regarding the collection and recycling of materials.
19. If tenant wishes to dispose of any large item, it is the responsibility of tenant to make special arrangements in accordance with local ordinances and laws to dispose of such items. Any charges incurred by Ruesch Companies LLC as a result of tenant's failure to comply with the above will be the responsibility of the tenant.
20. Tenant agrees to keep all personal property within the rental unit or other assigned area. Personal property shall not be kept in common areas or on the grounds and will be immediately removed and disposed of by landlord. Any costs incurred by Ruesch Companies LLC to remove the tenant's property will be the tenant's responsibility.
21. Tenant shall cooperate with the landlord to keep common areas and grounds in a safe and clean condition.
22. Tenant is responsible for the extermination of common household pests, including but not limited to, bees, ants, spiders, and beetles. The tenant is responsible for informing Ruesch Companies LLC of any other pest infestation.
23. Tenant agrees to promptly notify Ruesch Companies LLC of any maintenance or repair issues.
24. Tenant is responsible for controlling common household mold. Tenant must maintain proper ventilation within the rental unit and must clean any area that shows common household mold with proper cleaning supplies (ex: bleach). It is the tenant's responsibility to notify Ruesch Companies LLC of any mold that is not controllable by everyday cleaning.

MODIFICATIONS TO PROPERTY

25. Tenant is prohibited from making any alterations, additions or improvements to the inside or outside of the property, including but not limited to, painting, varnishing, wallpapering or installing any fixtures, without the prior written consent of Ruesch Companies LLC. Should tenant make any alterations in violation to this rule, Ruesch Companies LLC may immediately remove it and tenant will be responsible for all costs incurred by Ruesch Companies LLC to return the property to its original condition.
26. Tenant is not authorized to instruct any contractors hired by Ruesch Companies LLC to provide any additional services not previously authorized by Ruesch Companies LLC.

DAMAGE TO PROPERTY

27. If property is damaged as a result of the intentional acts, negligence, carelessness, or misuse by tenant, the tenant will be responsible for the repair costs incurred by Ruesch Companies LLC.
28. Tenant must reimburse Ruesch Companies LLC for any repair costs within fifteen (15) days of demand.

CHANGING LOCKS

29. Tenant will not install additional or different locks or gates on any doors or windows in the property.
30. Tenant will be responsible for any repair costs incurred by Ruesch Companies LLC to gain entry to a property if the tenant changes the locks.
31. Tenant shall not give any keys to the property to any person other than those listed on the rental agreement.

PLUMBING

32. Tenant will be responsible for the cost of any and all plumbing repairs resulting from the improper use of the plumbing facilities by tenant. Tenant will not dispose of any cloth, metal, glass, wool, plastic, feminine hygiene products, or similar items in the toilet, sink or garbage disposal.

33. Tenant will immediately report to Ruesch Companies LLC in writing if any pipes or faucets are leaking or if any toilet continues to run.
34. Tenant will not leave water running except during actual use.

SMOKING

35. No smoking is allowed in the property at any time.
36. Any damage to the property as a result of tenant's smoking will be the tenant's responsibility.

WATERBEDS

37. No furniture filled with liquid, including but not limited to waterbeds, is allowed in the property.

NOISE/QUIET HOURS

38. Tenant will not make or permit noises or acts that will disturb the right or comfort of other tenants and/or neighbors. Tenant agrees to keep the volume of any radio, stereo, television, computer, musical instrument, or any other device at a level that will not disturb other tenants or neighbors.
39. Tenant agrees to not participate in outdoor activities that create loud or disturbing noise between the hours of 9:00 p.m. and 7:00 a.m.

GUESTS

40. Tenant is responsible for the conduct of any and all guests.
41. No guest shall remain overnight in the property for more than two (2) weeks per month without prior written approval of Ruesch Companies LLC.
42. No guest shall remain on the property unless tenant is also present.

PETS

43. Pets are not permitted on the property at any time without prior written consent of Ruesch Companies LLC.

GRILLING

44. No grilling is allowed within ten (10) feet of the property.
45. No grilling is allowed on any balcony or porch.
46. Only covered grills are allowed to be used – no fire pits or bonfires allowed.
47. Any grilling materials must be removed from common areas and/or grounds after use.
48. Indoor storage of gas grills, gas tanks, charcoal or lighter fluid is prohibited.

SUBLETTING

49. Tenant is not allowed to sublet or assign the rental unit.

VEHICLES

50. Tenant shall not park any unregistered, unlicensed, or inoperable vehicles on the property.
51. Tenant's guest may not park their vehicles in other tenant's parking spaces.
52. Tenant shall not park any commercial or recreational vehicles on the property without the written consent of Ruesch Companies LLC.
53. Any unauthorized, unregistered or inoperable vehicles on the property may be towed.
54. Tenant shall not drive any vehicle on the grass or sidewalk at any time.
55. Vehicles must be maintained in reasonably good repair and shall not drip fluids or cause damage to landlord's property
56. If tenant's vehicle causes any damage to the property, such costs to repair will be the tenant's responsibility.

INSURANCE

57. It is the tenant's responsibility to obtain insurance coverage for their personal property stored at the property. Ruesch Companies LLC shall not be responsible for any loss or damage to tenant's personal property unless the loss or damage was the result of Ruesch Companies LLC negligent acts or omissions.

VIOLATION OF THE ABOVE RULES AND REGULATIONS SHALL CONSTITUTE A MATERIAL VIOLATION OF TENANT'S RENTAL AGREEMENT AND IS GOOD CAUSE FOR TERMINATION OF TENANCY AND EJECTION OF TENANT.

TENANT SIGNATURE _____ DATE _____

TENANT SIGNATURE _____ DATE _____

LANDLORD SIGNATURE _____ DATE _____