

RULES AND REGULATIONS
WILDCAT PROPERTY MANAGEMENT - RESIDENTIAL LEASE

1. LESSEE acknowledges that subleasing is not allowed, breaking the lease calls for forfeiture of the security deposit.
 2. If person paying or guarantying rent lives outside the USA, you will be required to pay 6 months of rent upon signing lease or prior to moving in to unit, to be applied to last 6-months of lease.
 3. A Three-Day Eviction Notice will be served in the event of any disturbance and will constitute loss of deposit.
 4. No oral agreements or representations by the LESSOR, or his agents shall be binding.
 5. LESSEE will be Charged A MINIMUM of **\$1.00** per nail hole and agrees to use only small picture hanging nails. Any large item or window coverings require **WRITTEN** authorization of LESSOR.
 6. LESSEE is not allowed to patch holes in the walls; Maintenance does a faster & better job.
 7. LESSEE will be charged Time & Material Cost for the removal and damage from any type of tape or adhesive material like double-sided tape, ticky-tacky strips, that leaves a residue or mars any surface.
 8. LESSEES will be charged for cleaning of the carpet upon move-out & are not allowed to do it themselves.
 9. LESSEE is aware that they will be charged for refinishing hardwood floors if damage is found.
 10. LESSEE agrees to take care of the premises, appurtenances, equipment, and fixtures therein and shall keep them in good working order, clean, and in a sanitary condition, ordinary wear and tear excepted.
 11. LESSEE shall notify the LESSOR of any needed repairs as soon as noticed. If LESSEE does not notify LESSOR and a bigger problem results LESSEE will be charged for all needed repairs.
 12. LESSEE is responsible for properly cleaning the refrigerator and freezer compartment on a REGULAR basis, including defrosting the unit if required at least every two- (2) weeks.
 13. LESSEE assumes responsibilities in case of food spoilage due to power failure or mechanical difficulties.
 14. Permanent light fixtures are made for 60-watt bulbs or less.
 15. LESSEE is aware that some older premises may contain lead-based paint.
 16. LESSEE is responsible to pay for any damage done by wind or rain caused by leaving windows open.
 17. Window screens shall not be removed except for cleaning and must be replaced immediately.
 18. LESSEE will be charged for replacing broken windows or screens, except if damage from outside forces.
 19. Grounds are to be kept neat, clean, and free of debris. "Dead Storage" such as parking a car for an indefinite period as well as a major over-haul requiring an indefinite parking period is prohibited.
 20. No car washing is allowed without prior permission at units in which LESSOR pays for water.
 21. LESSEE is aware that waterbeds and water furniture are not allowed at any property.
 22. Nothing is permitted in bathroom stools other than toilet tissue. LESSEE is responsible for keeping plumbing pipes open, including notifying office of needed maintenance. Any damage by running, leaking or overflowing of water or stoppage of waste pipes caused by negligence of LESSEE or guests, shall be paid for by the LESSEE.
 23. All property of the LESSEE(s) remaining on the rented premises after termination of the lease shall be deemed abandoned by the LESSEE and will be removed by the LESSOR at the LESSEE(s) expense.
 24. LESSOR is NOT responsible for any UNAUTHORIZED supply purchases, repairs, including plumbing & mechanical.
 25. If the unit has window air conditioning unit(s), it is not to be removed or moved by the LESSEE without prior **WRITTEN** arrangement with the LESSOR or his agent.
 26. LOCKOUT CHARGES SCALE: Close of business to 10 pm \$35.00; 10 to 11 pm \$40.00; 11 to Midnight \$50.00. After Midnight the fee is \$75.00. At move-in you will be given a memo with more information.
- LESSEE WILL BE FINED \$100.00 FOR ANY OF THE FOLLOWING OFFENCES plus repair cost:**
27. If found to be smoking, burning incense's or candles, or having an open flame, or evidence of such activities.
 28. Plus replacement or repair cost for Cuts, burns, and stains on countertops & vanities.
 29. Plus replacement or repair cost of woodwork or doors from any items found to be attached to any doors, cabinets, ceiling or woodwork inside or outside of unit if done without prior WRITTEN consent of LESSOR.
 30. For allowing non-tenants the use of the washer and dryer supplied by the LESSOR in the unit.
 31. Plus repair cost from stains left by BBQ to the cement or damage done to the grass areas.
- LESSEE WILL BE FINED \$500.00 FOR ANY OF THE FOLLOWING OFFENCES plus repair cost:**
32. If any type of domestic pet or animal of any type is found to be currently in or if there is any evidence of a prior visit to the unit, or if other residence reports such activity.
 33. No **DARTBOARDS** are allowed; if a dartboard is found or if evidence of damage from a dartboard is found at any time during occupancy or upon move-out LESSEE will be FINED \$500.00 and pay for any repairs.

I / We have read and understand the above rules and regulations and that they are part of the lease.

Lessee(s) _____ Date _____

V. 7/26/2017