

Tenant Responsibilities and House Rules Addendum

Tenant Responsibilities:

1. **Plumbing Maintenance:** Tenants are responsible for cleaning and repairing any plumbing fixtures where stoppages occur, including bathtubs, sinks, toilets. The landlord maintains the sewer lines. This applies to stoppages caused by tenant.

2. **Garbage Disposal Use:** Tenants must understand and follow the proper use of the garbage disposal. Improper use leading to malfunction (e.g., disposal of bones, grease, or fibrous vegetables) will result in the tenant bearing the repair or replacement costs.

3. **Appliance Usage:** Tenants are responsible for the proper use of all appliances provided in the lease. Any damage or malfunction due to improper use will require the tenant to cover repair or replacement costs.

4. **Move-In/Move-Out Fees:** If applicable, tenants must pay any move-in or move-out fees imposed by the condo complex directly to the HOA or management office. These fees should be clarified before signing the lease.

5. **Shared Rent Liability:** All tenants are jointly and individually liable for the full rent amount. If one tenant leaves or is unable to pay, the remaining tenant(s) are responsible for the full rent.

6. **Tenant Replacement:** Any new or replacement tenants must submit an application and receive approval from the landlord.

7. **Trash Disposal:** Tenants must break down boxes and large items before placing them in the trash.

8. **Notice of Vacating:** A 30-day notice is required before vacating the property.

9. **Move-Out Condition:** The property must be left in a broom-clean condition, free of all personal belongings and furniture upon vacating.

10. **Keys and Remotes:** All keys and remotes for parking/garage must be returned upon vacating the property. Tenant will be charged \$150 for missing keys/remotes. (this includes building keys, unit/property keys, mailbox keys)

House Rules:

This addendum is a part of the rental agreement between the Owner and Resident.

Note: These House Rules generally apply to apartment buildings and may not be fully applicable to single-family homes or condos.

1. **Occupancy:** Only the individuals, pets, or animals listed on the original rental agreement are allowed to occupy the premises. Prior written consent is required for any additions.

2. **Behavioral Standards:** Engaging in excessive drinking, illegal activities, or creating a nuisance may result in eviction.

3. **Noise Levels:** Unnecessary noise, including loud talking, radios, or musical instruments, is prohibited outside of 8:00 AM to 9:00 PM.

4. **Premises Use:** Roller-skating, skateboarding, or bike riding is not allowed on the premises.

5. **Laundry Facilities:** Available between 8:00 AM and 10:00 PM. Use machines as instructed;

management is not liable for any damage or theft. Tenants should obtain their own insurance for personal property.

6. **Plumbing and Appliances:** Tenants will bear the costs of repairs to plumbing fixtures and appliances if damages result from negligence or misuse.

7. **Prohibited Items:** The storage or use of highly combustible items, such as gasoline, is strictly forbidden on the premises.

8. **Damage Liability:** Tenants are responsible for any damage to the property or its furnishings beyond normal wear and tear.

9. **Alterations:** Tenants may not make any alterations to the property without prior written permission. Unauthorized alterations or damages will be the tenant's responsibility.

10. **Guest Conduct:** Tenants are responsible for their guests' behavior and cleanup. Parking must be in assigned spaces; unauthorized parking may result in towing at the vehicle owner's expense. Extensive repairs or vehicle washing on the premises is not allowed.

11. **Cleanliness:** Tenants must maintain their rental unit in a clean condition, free from objectionable odors.

12. **Personal Items:** Personal items, including sports equipment and cleaning supplies, must be kept out of sight. Items should not be hung on the exterior of the building, balconies, or in hallways.

Please adhere to these rules to maintain a clean, peaceful, and safe environment for all residents. Thank you for your cooperation.

Tenant(s): _____

Landlord: _____