

**\*SAMPLE\***

**HOUSE RULES ADDENDUM**

The rules and regulations set forth herein are hereby incorporated into and made part of the lease to the Tenant's Premise

1. Public hallways, entrances, lawns and other public areas in and about the building shall be kept free and clear of any clutter or storage. The landlord may dispose of items improperly left in the common areas and the tenant may be charged for such removal. These charges will be due within 30 days of invoice.
2. Household waste must be separated with generally accepted recycling practices. Cans, glass, plastic and newspaper must be taken to the backyard and placed into the appropriate container. Household trash cans should be stored in the rear yard, and brought to the curb after 6pm the evening before City collection. The tenant must arrange to have the City pick up any large items such as discarded furniture. They can be placed in the grass area next to the driveway / alley.
3. The comfort and quiet enjoyment of other tenants and the neighbors shall not be interfered with. Please be respectful of your neighbors
4. Allowable pets: Fish, 1 tank, no larger than 20 gallons. No other pets.
5. Both front and rear doors of the building must be remained closed and locked at all times.
6. Service calls:  
Unless there is an emergency, please call with concerns between the hours of 9am and 6pm.  
Lock-outs: \$20.00 paid in cash at time of service call  
Emergency Calls:
7. Written notice must be given to the landlord at least 30 days before intended move out. Without the tenant's written 30-day notice, the landlord has the right to hold the entire security deposit.
8. The premises are intended for the use of persons named on the Lease Agreement only. Guests may not stay more than 14 days (total) in a calendar year without the Landlord's permission.
9. The utility room in each unit, which contains the boiler, shall not be used for storage purposes. The rooms are kept clean and free of personal possessions and clutter so as to allow for proper operation and maintenance of the heating system and so as not to create a fire hazard.
10. No smoking in the interior common areas of the building.
11. Tenant must maintain batteries in smoke detectors and /or carbon monoxide detectors at all times.

The Landlord reserves the right to modify any of the foregoing rules and regulations and to make additional rules and regulations, from time to time, as the Landlord deems appropriate to promote the safety, care and cleanliness of the building. Any such changes or additions will be put in a written notice to the tenant.

**I understand the above rules and agree to abide by them as a contingency of my tenancy.**

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Co-Tenant

\_\_\_\_\_  
Date