Apartment & House

RULES and REGULATIONS

Your apartment unit or house represents a considerable financial investment of many thousands of dollars. It is our responsibility together to give these buildings the proper care and attention. Your Lease requires you to observe each and every one of the following rules and regulations pertaining to physical care and occupancy of your unit, and failure to do constitutes grounds for eviction:

1. No more than the stated number of residents on your application may occupy the unit. Apartments may not be sublet nor can additional persons occupy the unit without the written consent of management.

2. No pets or domestic animals are permitted in the building without prior written permission of the management.

3. Heavy-duty trucks, motorcycles, motorbikes, motorscooters, boats and trailers are not permitted on the premises without written consent of the management.

4. It is the responsibility of all residents using ranges, refrigerators, disposals, or dishwashers furnished by the management to maintain same in a clean and safe state of repair. All charges for service and repair to this equipment due to the resident's neglect are the responsibility of the resident. Report any defects, malfunctions, damage or needed repairs immediately to the building manager or custodian. When using the garbage disposal be sure COLD WATER is turned on before and throughout the entire grinding cycle. DO NOT TURN ON APARTMENT AIR CONDITIONING UNITS DURING WINTER MONTHS.

5. Water shall not be left running in the kitchen, bathroom, laundry or elsewhere. Report any defects or malfunctions, damage or needed repairs in or to the plumbing to the building manager or custodian. Residents will be required to pay for damage to or blockages of the plumbing due to their neglect.

6. Do not put grease, rice, coffee or tea grounds or other food or garbage in the drains.

7. Please report immediately any malfunction in your refrigerator, doors, windows, etc. or any leaking faucet, toilet or bath, so that prompt repairs may be made. Only emergency repairs will be made between 4:30 p.m. and 8:00 a.m. on weekdays and on Saturdays and Sundays.

8. Residents are expected to clean up all litter, trash, and cigarette butts, inside and outside the building before 12:00 noon, on the day following a party or impromptu gathering.

9. Residents will be required to pay for all breakage, and for all damage done to the appliances, fixtures, carpeting or building during their tenancy.

10. Each resident has the responsibility of maintaining his/her unit and all common areas in a clean, safe and sanitary condition at all times.

11. The use of the laundry room may be denied any resident who causes unpleasantness therein or who disregards the rules pertaining thereto. It is the responsibility of the resident to leave the laundry facilities in a clean and orderly fashion after using same.

12. Adhesive picture hangers or plastic hooks are not to be attached to walls. For hanging pictures, mirrors or other small items to walls, use small nails or metal hooks.

13. Occupancy, at any time, by more than the number of persons allowed presents a threat to health/safety and a fire hazard and therefore is not permitted. Maximum number of persons allowed at any one time: 3 bedroom apartment or house - 35, 2 bedroom apartment -18, 1 bedroom apartment -14. Occupancy at parties and impromptu gatherings must not exceed these numbers including common areas of your building. Common areas include halls, balconies, sidewalks and yards.

(over)
14. No alterations to the interior walls or floors (such as decals, wallpaper, repainting in different colors or recarpentry) shall be made without first obtaining written consent of the management.

15. Attachments of any type are not permitted on the doors or exterior of your unit without the written consent of the management. Storage of personal property and use of indoor furniture on porches and/or patios are not permitted.

16. All foods are to be prepared and consumed on the inside of the unit except where facilities have been provided by the management. Barbecuing and/or cooking is not permitted on patios or balconies.

17. All garbage must be dry wrapped before placing in containers. Bottles, metal cans, foil, etc. should be placed in containers where provided.

18. Residents, or residents’ guests, must not throw anything out of windows or in the public halls.

19. The possession of flammable and/or combustible gases or liquids on the premises is prohibited. These items would include, but not limited to: acetylene, propane, gasoline, kerosene, solvents, paint and paint thinners, etc.

20. Disturbing noises will not be permitted in the building. We ask that each resident live with respect and regard for his/her neighbor. Radios, televisions and stereos are for your own entertainment, not your neighbor's annoyance. Adjust the volume of all sound producing equipment to the level of your unit so as not to disturb your neighbor.

21. CWRU is not responsible for theft or fire or damage to personal effects, etc. in your unit, laundry, storage lockers, garage or any other portions of the premises. KEEP YOUR UNIT DOORS LOCKED AT ALL TIMES. The management suggests that you obtain renter's insurance on your personal belongings.

22. No additional locks or deadbolts shall be placed on any doors without the prior written consent of the Landlord, and tenant shall not permit any duplicate keys to be made. All keys will be furnished by the Landlord, and shall be returned upon termination of the Lease or vacation of the unit by Tenant. Landlord will charge a fee for assisting Tenant to gain entry to his/her unit as provided in Landlord’s then-current Lock-Out Policy.

23. The repair or washing of automobiles on the Landlord's property is strictly prohibited. Any unauthorized, abandoned or inoperable automobile, and any automobile without a current license plate, may be towed from the property and stored off-site at the owner's sole risk and expense.

24. No waterbeds are permitted on the premises without the prior written consent of the Landlord, upon proof of waterbed liability insurance by Tenant.

25. Halogen lamps are not permitted anywhere in the building.

26. No gatherings on stairs, landings or stairwells – inside or outside of the buildings.

26. Smoking is prohibited on stairs and landings – inside or outside of the buildings.

27. The use of space heaters is prohibited.

These Rules and Regulations may be changed from time to time, without prior notice being given to Tenant, as the management may, in its absolute discretion determine necessary and appropriate. Landlord will endeavor to notify Tenant of amendments or changes in the Rules and Regulations as expeditiously as possible. Any violation or breach of any of these Rules and Regulations shall constitute a breach of the Lease agreement, pursuant to which Tenant occupies and possesses the unit.

Resident________________________ Date________________

Resident________________________ Date________________

Resident________________________ Date________________

Resident________________________ Date________________

Revised: 2/10/2010