

## SAFDAN PARTNERS LLC - HOUSE RULES

1. Observe respect for your neighbors in regards to noise and privacy at all hours. Profane, obscene, loud or boisterous language, or unseemly behavior and conduct are absolutely prohibited. The tenant agrees to not permit to be done, anything that will annoy, harass, embarrass, or inconvenience any other tenants, neighbors or occupants in adjoining premises.
2. Basement, roof, hallways and attics are not to be used for storage, work rooms, or as a bedroom/sleeping area. Attic/roof will be at all times locked and no tenant will seek access to the attic/roof.
3. Tenant will not at any time seek access to any roof, porch or outside ledges etc., except with prior permission from landlord.
4. Before occupancy of the rental property, all light bulbs will be installed and in good working order. Thereafter, tenants are required to provide and change all bulbs within or switch controlled from their premises, no matter where located, at their own expense.
5. Tenant will move no refrigerators, stoves, microwave ovens, screws, windows bars, blinds, ceiling fans, heating radiators, window screens, locks or other fixtures/property of the house/apartment without prior permission from the landlord.
6. Each tenant shall be liable for the expense of repairs or replacement of any building property damaged as a result of the acts of such resident or family member, house sitter, employee, agent, pet or otherwise.
7. No flammable substances are to be stored on the premises.
8. Kerosene, oil or gas fuels, wood or electric coil bar type heaters are not to be used on the premises.
9. Tenant will not tamper with central fire alarms or carbon monoxide devices or extinguishers except for in an emergency as needed. Tenant will pay for any costs associated with such tampering and misuse of the fire system equipment. Tenant will immediately notify landlord of any alarm signals, fire detection or warning lights/sounds from the said system.
10. Tenant will not use oil lamps/incense devices on the premises.
11. Tenant will not put any holes in any woodwork on premises. Will not change, alter or adjust any lock on premises without prior permission. No stickers, signs, adhesives or glues are to be placed on walls, or windows, or doors or any surfaces. Move out fee deducted from security deposit for removal of any of the above is \$30 per occurrence.
12. No pets, not even visiting. (*unless you have received prior permission under your lease*)
13. No large gatherings of people – should you wish to have a party or gathering please speak to each of the other residents in the building and let them know your plans to ensure that everyone respects everyone's space and privacy in the house.
14. 70% of the hard wood floors in the apartments should be covered for sound proofing for your neighbors. In the event of noise issues between tenants, the landlord will NOT mediate or act on anyone's behalf. The situation must be resolved by the tenants mutually.
15. Landlord is not responsible for tenant's mis-use of washer/dryers in basement; resetting of timer, or power outage and claims for monies from use of machines will not be entertained.
16. Bicycles are not to be stored in the hallways or attached to the front fence(s), balconies etc, there is ample storage areas in the side alley which is somewhat more secure – no responsibility is made by the landlord for any personal property at the property if stolen or taken or missing or removed from any of the landlord's property that the item is attached to.
17. Tenant will keep apartment clean, and sanitary and replace own light bulbs and report all maintenance and vermin problems immediately to the landlord directly for treatment.
18. No loud music, amplified instruments or equipment are to be used/played on the premises at all times. The house quiet hours are from 11pm to 8.00am daily.
19. No radio, cable, satellites dishes, wiring or television aerial/antenna shall be attached to or hung from the interior/exterior of the building without consent of the property owner in writing is liable to removal without notice. In the event of any attachments made to the

- building and left, after tenant moves out a \$100 removal fee will be deducted from security deposit.
20. Tenant is to follow City recycling laws, regulations and rules, should a violation be cited for the building, all tenants will be responsible. Each tenant responsible to take out their own rubbish/garbage for recycling and trash pickup weekly, (*unless your building has dumpster service*). No rubbish or garbage to be stored in public hallways; even overnight.
  21. Any rubbish, garbage or other mess in common areas made by tenant must be cleared and cleaned immediately. Property found in any common areas will be deemed discarded and removed for trash pickup. Tenants must follow City recycling regulations and subject to City's fine if trash recycling not followed.
  22. No garbage including cigarette butts/ash should be thrown in the gardens or sidewalks in the front or rear of building or underneath stairwells.
  23. The entire building is a clean air house – NO SMOKING inside the apartments or common areas at all; smoking including any product i.e. cigarettes, pipes, tobacco etc.
  24. DRUG-FREE HOUSING: Drug-related criminal activity will not be tolerated on or near the property, whether on the part of the tenant, any member of the household, any guest or any other person. Acts of violence or threats of violence, including but not limited to, brandishing weapons or the unlawful discharge of firearms, on or near the property will not be tolerated. The parties agree that violation of any or all of these provisions shall be a material violation of the lease and will be cause for immediate termination of the lease.
  25. Landlord recommends tenants carry a Renter's Hazard liability insurance and personal property coverage policy. Landlord is not responsible for any loss of personal property at the property.
  26. No person shall congregate, lounge, play, sit, or unnecessarily obstruct any of the common areas. The sidewalks, entrances, passages, courts, vestibules, stairways, corridors and halls must not be obstructed or encumbered or used for a purpose other than ingress and egress to and from the demised premises. No baby carriages, vehicles, bicycles or portable barbecues shall be allowed to stand in the halls, passageways, porches or courts of the building. Children shall not play in any common areas not designated as play areas.
  27. Any tenant not renewing lease will provide access between the hours of 9am and 6pm Monday through Sunday to allow the Landlord to show the apartment to prospective tenants. The Landlord will not be required to give notice to the tenant except as a courtesy, this may only occur in the last ninety (90) days of a tenant's existing lease expiration date.
  28. The late fee for rent received after the 4<sup>th</sup> day of the month is 5% of total rent due per month in additional to whatever is incurred under your lease.
  29. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted, or affixed by tenant or tenant's family, on any part of the outside or inside of the demised premises or the building without prior written consent of the property owner.
  30. These house rules and conditions are subject to change without notice and all tenants acknowledge thus.

Additional Fees:

Lock out service anytime \$50 cash payment

Move in/Move out Cleaning Service \$100 min charge (if apartment is not cleaned)

Return check fee is \$40 per occurrence

Lost key(s) (any key including mailbox) \$20 per key

Satellite Dish/Antennas etc removal fee \$100

Woodwork surface damages \$30 per occurrence

Property owner reserves the right to amend or revoke rules or regulations, in whole or part, or to adopt new ones, at anytime or from time to time, and all such amendments, revocations, or new rules shall become a part of this lease/rental agreement as of their effective date.

Violation of the rules and regulations, or any part of them, will be just cause to invoke the remedies provided for in the lease/rental agreement. Any notice regarding amending or revoking any of the rules and regulations in whole or in part, or to adopt new ones, shall be effective upon notice delivered to the tenant, or, if necessary, posted in a place likely to be seen by the tenant.

You have received a copy of the aforementioned rules and regulations, and that you have reviewed and understand them as part of your lease agreement.

SafDan Partners LLC, Managing Agent/Landlord September 30, 2011

Suggestions from current tenants:

**Trash and Recycling - to avoid ticketing by the streets department, please follow these guidelines:**

- \*trash cans and recycling bins are put out and pulled in by all residents (unless building has dumpster)
- \* put trash out NO EARLIER than 7/8pm the night before pick-up OR put it out the morning of pick-up
- \*recycling gets picked up every other week - put recycling out NO EARLIER than 7/8pm the night before pick-up OR put it out the morning of pick-up
- \*trash cans and recycling bins get placed on the curb directly in front of our building
- \*all trash and recycling needs to be in the appropriate container (ie. no trash bags should be sitting directly on the curb)
- \*trash cans and recycling bins should be completely off the path of the sidewalk