

Policies and Rules - 61 Vine St.

We are proud of this property and we hope that your living experience here will be pleasant and comfortable. The cooperation of our tenants is necessary for us to maintain our high standards.

This is your personal copy of our Policies and Rules. Please read it carefully as it is an integral part of your rental agreement. When you sign your rental agreement, you agree to abide by the policies and rules for this rental property, and they are considered legally binding provisions of your rental agreement. If you have any questions, please contact us and we will be glad to help.

This document is an addendum and is part of the Lease or Rental agreement, dated _____, by and between _____, Agent, and _____ Tenant, for the premises located at: 61 Vine St. Dayton, OH.

New policies and rules or amendments to this document may be adopted by Agent upon giving 30 days written notice to Tenant.

Guests: Tenant is responsible for their own proper conduct and that of all guests, including the responsibility for understanding and observing all policies and rules.

Noise: Although the Premises are well constructed, they are not completely soundproof and reasonable consideration for neighbors is important. Either inside or outside the Premises, no tenant or their guest shall use, or allow to be used, any sound-emitting device at a sound level that may annoy, disturb, or otherwise interfere with the rights, comforts, or conveniences of other tenants or neighbors. Particular care must be taken between the hours of 9:00 p.m. and 9:00 a.m.

Parking: No vehicle belonging to a tenant shall be parked in such a manner as to impede passage in the street or alley, or to prevent access to the property. All vehicles must be currently registered and in operative condition. No trucks, commercial vehicles, recreational vehicles, motorcycles, boats or trailers are allowed anywhere on the premises without advanced written approval of the Agent. Tenant shall ensure that their guests abide by all of these parking policies and rules.

Porches and entry areas: Porches and entry areas are restricted to patio-type furniture and are to be kept clean and orderly. Use of a home barbecue grill on a back porch area is permitted, as long as fire safety rules are carefully observed. Holiday lights and decorations are permitted as long as their attachment is temporary, utilizes the existing nails and eyelets and does not damage the premises in any way. All entryways and walkways must be kept free from items that could be a hazard. Agent reserves the right to require that items that detract from the appearance of the premises be removed immediately upon request. No unauthorized storage is allowed at any time.

Wall Hangings: *The walls in this house are plaster! They will crack if you don't use appropriate hardware for hanging items on the wall.* Plaster wall picture hooks can be obtained from a hardware store and are inexpensive. Mirrors, wall units, hanging wall decorations, etc. need special attention and professional installation. Please contact the Agent for approval in advance as damage to the premises will be the responsibility of the tenant.

Trash: Tenant is responsible for the inside and outside of premises, which is to be kept clean, sanitary, and free from objectionable odors at all times. Tenant shall ensure that all trash, papers, cigarette butts, and similar items are sealed in trash bags and placed in appropriate receptacles. No trash or other materials shall be allowed to accumulate so as to cause a hazard or be in violation of any health, fire, or safety ordinance or regulation. Tenant shall refrain from disposing of any combustible or hazardous material and all trash shall be disposed of routinely per the local trash collection procedures. Trash collection for this property is Wednesday. Cans should be placed in the green bin in the alley behind the house and returned to the garage or inside back gate after the trash has been collected.

Animals or pets: No animal or pets may be kept unless the Tenant and Agent have signed an Animal Agreement in advance. Violation of this rule may result in termination of the lease.

Repairs: Tenant agrees to promptly notify Agent of any items requiring repair at the premises. Requests for repairs or maintenance should be made by contacting the Agent during normal business hours when possible by phoning or texting (937) 361-4148. Emergencies involving any immediate health and safety matter should be handled by the appropriate governmental agency (police, fire, paramedic) and the Agent shall be contacted as soon as practical thereafter. Costs for any repairs, including repair of stoppages in waste pipes or drains, water pipes, or plumbing fixtures caused by the negligence of the Tenant or their guests are the

responsibility of the Tenant.

Custodial Maintenance: Tenant will perform the day-to-day tasks to keep the interior and exterior of the property clean and presentable. These tasks include keeping the carpet and floors clean, windows washed, and yard, driveway, and sidewalks free of litter and debris. Agent can supply a carpet cleaner for 2 day loan at Tenants request. Tenant shall keep lawn mowed, trimmed and watered. In Autumn, leaves will be raked into the street for collection. Agent will provide lawn treatment service for fertilization and weed control. As per local regulations, the sidewalk will be kept free of snow and ice. Tenant will keep shrubs, hedges and garden beds around the house watered, trimmed, weeded and mulched. Agent will provide mulch as needed at Tenant's request for these beds.

Inclement Weather: Tenant shall close all windows, doors, and other building openings tightly when leaving the premises to prevent damage from the elements to the premises. When the tenant will be away from the premises during the heating season, the thermostat shall be placed at a minimum of 50 degrees to avoid freezing of pipes and other damage.

Window Treatments: Tenant is not allowed to make any alterations to existing window coverings without the advance written approval of the Agent.

Insurance: The Agent's insurance coverage offers no protection for the Tenants' personal property or any liability claims against the Tenant. The Tenant should obtain Renters Insurance coverage for fire, water, wind, vandalism, theft, earthquake, hurricane, tornado, or other damage. This includes your vehicles, furnishings, and all other personal property.

Right to Enter: Agent reserves the right to enter the premises with 24 hours notice with or without the Tenants permission at any reasonable hour for any lawful reason or without notice in the event of an emergency.

Safety/Security: Safety and security is the sole responsibility of each tenant and their guests. Agent of their agent assumes no responsibility or liability, unless otherwise provided by law, for the safety or security of the tenant or their guests, or for injury caused by the criminal acts of other persons. Tenant should ensure that the premises is locked securely in their absence, and notify Agent if any locks become inoperative. Tenant should turn off all appliances when departing from the premises and notify Agent when leaving for an extended period of time. Tenant shall not smoke in the house or permit others to do so, or use or store dangerous combustibles on the property.