

# Brampton Court Apartments

## Tenant Rules and Regulations

**Key fee**-if tenants fail to return all keys upon vacating the premises, a charge of \$ 5.00 will be made for each unreturned key. For security purposes, if it is deemed necessary to change the lock a charge of \$ 25.00 will be made.

**Intent to Vacate**-To eliminate being responsible for the next month's rent, written notice must be given **TWENTY (20)** days or more before the next month's rent is due.

**Your neighbors**-have the right to peace and quiet. You are expected to use good judgement when playing stereos, radios, televisions, or any musical instruments. You are advised that unusual noise and partying is not acceptable and that you are responsible for the actions of your guests.

**Pets**-Tenants may not keep any pets or domestic animals on the premises or within the dwelling unit and are advised to inform their visitors of the same. The "**NO PETS**" rule may be waived by separate Pet Agreement and a \$300.00 pet deposit, \$100.00 of which is non-refundable.

**Children**-are to be supervised and the Tenant is responsible for the actions of his/her dependents. Misconduct by dependents in the dwelling unit or on the premises, or misuse of the facilities due to lack of supervision is ground for termination of tenancy. Children under 14 years of age are not allowed in the clubhouse-pool area at any time unless accompanied by an adult. They are to play in designated areas only, and not allowed to play in the streets of the complex at any time.

**Occupants**-Only the number of persons, and specific persons, designated in this lease agreement may occupy the unit without the written consent of the Landlord. Visitation by friends or relatives shall be limited to two weeks unless otherwise approved by the Landlord.

**Garbage**-It is the Tenant's responsibility to dispose of garbage and refuse properly. Garbage is not to be left on patios, decks or entryways. All boxes and bulky material must be broken down before depositing in the appropriate bin. Please do not place any large items such as furniture, mattresses etc. in or around the bins. Arrange to have the articles picked up and hauled from the property.

**Maintenance**-requests for service during normal business hours shall be submitted to the rental office. For after hours

**Emergency** service requests, call the management office @ **647-5600** or ring the office doorbell. Examples are disruption in heating, plumbing, or electricity. Repairs necessitated, because of Tenant action or negligence will be charge to the Tenant.

**Patios**-decks and entryways are to be maintained and kept free of debris. Only patio type furniture and fixtures and plants are allowed on patios and decks.

**Exterior**-the exterior of the dwelling unit is not to be used for storage of miscellaneous extraneous personal belongings.

**Vehicle repairs**-minor vehicle repairs are to be accomplished in a timely fashion and with adequate care to ensure concrete/asphalt surfaces are not damaged or stained by lubricant, fuel or coolant fluids. **NO MAJOR VEHICLE REPAIRS PERMITTED ON SITE.**

**Parking**-In parking your vehicles, thought and consideration must be given to other tenants. Tenants must comply with parking limitations where applicable. Motorcycles are considered individual motor vehicles and must be parked in a parking space. All tenant vehicles must be operational; carry current tabs and be used on a regular basis. Wheeled or tracked vehicles are not to be driven over or parked on lawns, planted areas, sidewalks or patios. **Under not circumstances shall motorcycles or any other type of gasoline powered equipment be stored in the dwelling units.** Parking of RV's (motorhomes, boats, etc.) is prohibited without prior written approval from Landlord.

**Disabled vehicles** that are not repaired within 3 days after written notice is posted on the vehicle will be towed away at Tenant's expense.

**Heavy objects**-Pianos, davenport and all heavy objects must be placed on protective mats or pads to carpet or floors are not damaged.

**Insurance**-Tenant is responsible for insurance to cover their personal property on any portion of the premises and for Tenant's liability to others. Landlord shall not be responsible for damages or losses to any of the Tenant's personal effects caused by fire, theft, vandalism, water or freezing.

**NO signs**-advertisement, notices, door plates or similar devices shall be inscribed, painted, engraved or affixed to any port of the outside of the dwelling unit. No decals or contact paper shall be affixed on appliances, shelves, furniture, or windows.

**Contact**-your right to privacy will be honored should someone contact us. Please advise friends and relatives of your phone number and your apartment number.

**Posted Rules**-Tenants are required to comply with all posted rules for the swimming pool, whirlpool, recreations areas and common areas. Misuse of facilities will be grounds for termination of tenancy.

**Lock out**-a \$ 10.00 charge will be collected at the time of occurrence for the service after office hours up until 9:00 p.m. **AFTER 9:00 P.M. TENANT MUST CALL A LOCKSMITH FOR ENTRY.**

**Drapes**-No draperies are to be hung on the exterior of the furnished drapes, nor is any plastic or reflective film to be attached to the building interior or exterior.

**Walls**-Nails, tacks, brads or screws shall not be driven into the woodwork, walls or floors of the dwelling unit, nor shall there be any boring of the woodwork or plastering or any placing of wallpaper or painting of the woodwork or plastering without prior consent of the Landlord. No adhesive fasteners are permitted. When hanging pictures always use picture hanging hardware to minimize holes in walls.

**Equipment**-Landlord shall not be held responsible for accepting delivery of, or returning, Tenant's leased equipment, cable converters, furniture, etc.

**VERBAL COMMITMENTS WILL NOT BE HONORED; ANY VARIANCE FROM THESE RULES AND REGULATIONS MUST BE IN WRITING AND APPROVED BY THE MANAGEMENT.**