

House Rules

***** Do NOT wear shoes in the house! *****

Living Room/Dining Room/Patio

1. Do not leave personal belongings in common areas including jackets, hats, shoes, electronics, computers, documents/mail, etc. Place in coat closet or in your room.
2. Lock all door and windows; turn off all lights, ceiling fans, TV, electronics and appliances if you are the last person to use at night or when leaving.
3. Trash, dishes, takeout food, etc. should be cleaned up and never left behind.

Kitchen

1. Clean up after using the kitchen. No dishes are to be left in the sink.
2. Pots and pans are not to be left on stove.
3. Do not leave faucet running, avoid water waste.
4. Wash dishes or rinse and place in the dishwasher.
5. Run the dishwasher when full. Empty clean dishes after wash.
6. Pots and Pans are to be washed and stored after use, do not leave out or on stove.
7. Use only plastic or wooden utensils with cookware-no metal.
8. Dispose of garbage if trash if full or has bad odor, community dumpster provided.
9. Do not leave personal food items outside your assigned pantry area.
10. Wipe counters, stove top, and sweep kitchen floor for food debris after use.
11. Clean cookware/appliances and return back into their assigned cabinets after use.
12. Please be considerate when stocking items in the refrigerator, always cover food.
13. Leave half of the space in refrigerator/freezer and pantry for other house mate.
14. Please mark your items if you notice duplicates in refrigerator.
15. Cover your food when using microwave as to prevent splatters, clean any spills.
16. Do not leave food or items out on counter tops, place in cabinets or pantry.

Guests

1. Please accompany your guest at all times in the house. **Do not leave your guest alone or unattended in the home without your presence.**
2. Guest cannot “move-in” with you on a semi-permanent, or permanent basis. **Two** night maximum stay per week. Never give out house key!
3. Must notify other housemate of a guest **BEFORE HAND**, No exceptions! No more than one guest allowed overnight and no more than 2 nights per week.
4. Guest **MUST** follow the house rules.
5. Please clean the downstairs restroom after you or your guest.
6. Group gatherings are not allowed. Townhouse is not to be used for social gatherings, dining or entertainment. Limit of no more than 2 guests per visit.
7. Observe quiet hours, listed below.

Other

1. We have a zero tolerance policy on smoking or possessing illegal drugs in or around the premises. Electronic cigarettes are also prohibited inside townhouse. **No Smoking in townhouse** and **No Smoking** outside within 50’ of the townhouse front or back. Smoke and smell get into the ventilation system.

House Rules

2. Disorder, depredation or indecorous conduct (including use of drugs and becoming intoxicated with alcohol) by tenant or tenant's guest shall be cause for immediate termination.
3. Avoid Disturbing behaviors such as yelling, loud music and excessive noise. Established quiet hours are between 11:00pm and 7:00am
4. Dispose garbage from your room/bathroom directly into the dumpster.
5. Set temperature between 67-70 F in winter and 73-76 F in summer. Any adjustment outside of posted range is no allowed without prior approval.
6. Park in designated parking spots. Visitor should park in guest spots only.
7. Tenant is not allowed to make any alternations to the room (painting/lighting fixtures, moving or rearranging of furniture, etc.).
8. Personal belongings should be stored in your own room or downstairs shared coat closet. No items including furniture, electronics, sporting equipment, etc. shall be kept or stored in the common areas.
9. The owner's insurance coverage offers no protection for tenant's personal property and tenant agrees not to hold owner liable for accidents, fire, theft or any other acts of God.
10. Deductions will be made if there is any breakage, damage or theft of house property by the tenant.
11. \$20 charge for replacement of lost key. Mail box key \$50 replacement charge-issued by USPS.
12. House key cannot be given to anyone whose name is not on the rental agreement.
13. You or your guests are to respect other housemate's private space and agree not to enter room without their explicit permission.
14. Running a business or full time "work at home" in the residence is not allowed.
15. Mailbox should be checked at least twice per week. Full unchecked mailbox will cause mail to be held by USPS. Please take mail **only addressed to you**, leave all other mail including flyers and ad's in mailbox.
16. This property is "pet free". No pets or any animals are allowed in residence.
17. High-energy consuming appliances or electronics are not allowed (such as portable heaters, mini-refrigerators, computer servers, etc.)
18. DO NOT store any hazardous or flammable materials in the residence.

Laundry area:

1. Turn off the sound "signal" if you need to leave, as to prevent the constant beeping sound when done.
2. No laundry or dryer after established quiet hours.
3. Use a laundry basket while in the laundry room
4. Allow housemates to transfer your clothes from the washer/dryer to your laundry basket in your absence
5. Do not place any metal or hard objects on top of the washer/dryer as not to scratch the machine surface
6. Do not leave personal belongings other than detergents, softeners and other laundry related items in laundry area.

***** It's important that even though the utility services are included in your rent, you should be mindful about conserving and keeping the cost to a minimum. We reserve the right to raise the rent to cover unusually high utility bills. We appreciate your cooperation and hope that this property is meeting your needs.**

Signature

Date:

I have read and agree to follow the above house rules.

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