

Tiger Properties, LLC

GENERAL RULES AND REGULATIONS

1. **LOCK OUT-** During normal office hours, you may pick up a duplicate key from the office. After hour Lock-outs, call the emergency number (**Fred's Lockwork**, 654-6934, pager 624-5736, mobile 505-9821). There will be a \$35.00 charge due immediately for after hour lockouts.
2. **MOVE IN INSPECTION FORM-** Document all damages to the apartment and bring to the rental office within 5 days. We will give you a copy and the original will go into the file for your move out inspection. You will be held liable for any damages not documented above normal wear and tear.
3. **RENTER'S INSURANCE-**It is highly recommended to purchase a policy for your protection.
4. **WATER BEDS-**are not permitted.
5. **LIGHT BULBS-**are to be replaced by residents.
6. **PETS-**are not allowed, unless specified on the Lease Agreement and payment of pet fee. Failure to comply will result in the immediate forfeiture of the total security deposit or an amount equal to one month's rent without warning.
7. **GARBAGE-**All trash is to be placed in plastic bags and disposed of in the provided receptacles. Please contact the city with a request of a special pick up for furniture or large items that will not fit into the dumpsters. Food is not to be discarded on the property; this attracts rodents, animals and insects. Any trash with your name on it outside the dumpster will be picked up and a \$25.00 charge will go on your account (this includes mail, junk mail and advertisements left at the mail boxes). At properties that where provided, **roll carts** are to be removed from the front of the premises and placed at the rear of the house at the end of garbage pick-up day. Under no circumstances are the roll carts to remain at the curbside other than on the scheduled trash day. A \$25 fine will be levied for any roll carts removed from street by Tiger Properties, LLC employees.
8. **TOILET/DRAIN CLOGS-**Please be advised the residents are to keep a plunger for clogs. If maintenance is required and any foreign object to include sanitary products, hair, grease, you will be charged for a service call.
9. **CARPETING-**Residents will be charged for any stains to the carpet and noted on move-in inspection sheet, to include stains from planters.
10. **PARKING-**Please park in the designated parking area only. Do not park in the grass, on the curb, or any other area not designated for parking. Your vehicle will be towed without notification.
11. **VEHICLES-**All vehicles must be operational and legal according to the state laws. This is to include flat tires. Further, no repairs or oil changes are to be done on property. We also do not allow the storage or parking of trailers, RVs or boats.
12. **FRONT/BACK PORCHES-**The only items allowed on the front/back porch are patio furniture and a grill. Do not hang clothing, towels or any other items from the railings or balcony. Furniture or storage items may not be left on the porches. Tiki torches are not allowed due to the fire hazard.
13. **HEATERS-** Kerosene heaters are strictly prohibited. They are a fire hazard.
14. **SPEED LIMITS-**must be adhered to at all times on our property. If there is no sign, 10 MPH is acceptable.
15. **LOITERING-**Please be advised that there will be no loitering in any of the common areas, to include the parking lot. An adult must supervise children at all times.
16. **STORAGE-**is not permitted on patios, front porches, or in front of units. Resident(s) may be fined for violation. Storage areas are provided with the apartment may be used only if agreed by management.
17. **NOISE-**All televisions, radios, stereos, etc. and noise levels are to be lowered after 9pm and before 8am to avoid disturbing the neighbors.

- 18. **GUESTS**-You are responsible for any damages and/or behavior of your guests. Further, any legal fees incurred will be charged to you.
- 19. **DAMAGES**-Any damages to the property or apartment caused by you or neglect to report a problem causing damage will be charged to you, as a resident.
- 20. **LANDSCAPING**-Improvements are welcomed with written permission only. Any changes to the landscaping are prohibited. This includes gardens. You will be charged for any cost(s) to return it to the original condition.
- 21. **GRILLING OUT**-Please be aware of your surroundings when grilling out. Move the grill at least fifteen feet from the building. All outside fires built not using a grill will constitute immediate eviction and damage charges.
- 22. **SCREEN DOOR/ AND CEILING FANS**-Have not been provided by Tiger Properties, LLC, instead, they were installed by prior residents and left for your convenience only. We will not repair or replace any of these items. A maintenance request to remove them will be a charge to you.
- 23. **UTILITIES**-You are responsible for the utility costs, make sure they are in your name. Failure to have them in your name and usage is billed to Tiger Properties, LLC, will result in fines as well as immediate termination of the utilities without notice unless provided in the lease agreement.
- 24. **WINDOW COVERINGS**-are to neutral in color from the outside of the building.
- 25. **LATE RENTAL PAYMENTS**-All rent is due on the first of the month. Any payments received after the 5th of the month must include a \$30.00 late fee. See "Rental Payment Addendum".
- 26. **AIR CONDITIONER/HEATERS**-Filters are to be changed by the resident every three (3) months. Failure to comply may result in damage to the unit. Damages and/or service calls resulting from failure to change the filter will result in expensive charges and will be charged to the resident.
- 27. **VACATING**-See "Vacating Procedure Addendum".
- 28. **Fines, Fees, Eviction** etc. are applicable for violations off rules and regulations.

I HAVE READ, UNDERSTAND, AND WILL ABIDE BY THE RULES AND REGULATIONS LISTED ABOVE. Date_____

SIGNATURE

SIGNATURE

SIGNATURE

SIGNATURE