

## Central School Apartments

### *Rules and Regulations*

- ⌘ Tenants must furnish their own light bulbs.
- ⌘ Children will not be permitted to play in the parking lot, on the steps of the building, or in hallways.
- ⌘ The hanging of laundry on or upon the exterior of the building is forbidden.
- ⌘ Moving of furniture is permitted to and from the apartment between the hours of 8am to 9pm.
- ⌘ Under no circumstances is a tenant allowed to keep paints or flammable material on the premises
- ⌘ No kerosene, catalytic, or any other type of secondary heating system are permitted
- ⌘ Throwing articles of any kind, shaking mops or dust cloths of any nature from the window is forbidden
- ⌘ No packages, cans, bottles, flowerpots, boxes or other articles shall be placed on the outside sills of any window
- ⌘ The repairing or washing of cars on the premises is prohibited
- ⌘ Playing radios, television, CD's, or other musical instruments cannot disturb or annoy other occupants of the building or neighborhood
- ⌘ No outside antennas or dish receivers are permitted
- ⌘ Residents shall be held responsible for any damage to the apartment or to the building caused by negligent acts on the part of the tenant, and shall also be responsible for any damage to the apartments beneath resident's unit caused by overflow from refrigerator, drains, washer, tubs, or showers, due to resident's negligence. It shall be the responsibility of the tenant to immediately notify the landlord of any water leakage in the sinks, toilets, showers, and excess water usage will be charged to the tenant. It is further requested that the tenant report any questionable running water that may be heard in the walls or floors.
- ⌘ Tenants shall not refinish floors, paint walls or do any other permanent decorating.
- ⌘ **80% carpeting with padding** is required on hardwood floors throughout apartment.
- ⌘ Only standard picture hangers may be used for hanging pictures, mirrors, and the like; no adhesive hangers may be used. Tenant will be responsible for patching any holes larger than a standard picture hanger. If holes are not patched the cost of repairs will be deducted from your security deposit.
- ⌘ No decals of any kind to be adhered to tubs, or showers, or any other surfaces.
- ⌘ No nails or hooks in closets.
- ⌘ Tenant shall not change, remove, or permit to be installed any lock or lock cylinder
- ⌘ Landlord shall impose a reasonable charge for admitting a tenant into their apartment in the event that a tenant shall be locked out.
- ⌘ Tenants are allowed to hang wreaths on their unit doors with wreath hangers only. No nails.
- ⌘ Mini-blinds have been provided with each apartment. These blinds are not to be removed by the tenant for any reason. There are to be neither sheets hung in the windows nor any signs placed in the windows.
- ⌘ Tenant shall use plumbing and electrical installations only for their intended purposes, and shall be fully responsible for maintenance of the same and for clearing any stoppages in waste water lines.
- ⌘ Tenant insurance is strongly recommended to protect your property.
- ⌘ There is no off street parking for guests. They must park on the street.
- ⌘ Landlord will assume no liability for any vehicle damage while parked on the property.
- ⌘ Lessor has the right to enter apartment to check water, electrical systems, utilities, and condition of

apartment

- ⌘ Lessor may from time to time change add to or modify these rules as needed
- ⌘ Violation of any of these rules shall be sufficient cause for termination of this lease in the sole opinion of the Lessor.
- ⌘ No yard ornaments are to be placed around the exterior of the building. No exterior lights are to be added - Christmas lights included. Garland and wreaths are allowed during the holidays.
- ⌘ No trash is to be left in the hallways, on the fire escape or outside of the dumpsters. All trash should be taken to the trash cans by the garage. Any large items please notify management for collection.
- ⌘ Any tenant in an apartment dwelling is responsible for the cleanliness of same. If extermination of roaches, bed bugs, insects or rodents is needed and if found to be caused by any one tenant. Tenant will be responsible for the extermination of the entire building.
- ⌘ Tenants must pick up after their pets.
- ⌘ Only cars with parking tags are allowed to park in the parking lot, all others may be towed at tenants expense. All cars in the parking lot must be in working order with current inspection stickers and registration.
- ⌘ Please do not prop the front door open, the door is to stay locked at all times for security.
- ⌘ No grills.
- ⌘ This is a non-smoking building. There is to be non-smoking within the common areas or the apartments.
- ⌘ No treadmills allowed in the apartments or common areas.
- ⌘ No waterbeds.
- ⌘ Please do not use the fire escape to access your apartment, the fire escape is meant for emergency use only. The stairs may be slippery from rain, snow or ice. We will do our best to keep them clean during the winter, but please use caution when using them in an emergency.

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date

Apartment Number: \_\_\_\_\_

