

RULES AND REGULATIONS FOR POINTE WEST

Welcome to Pointe West. We have adopted the following rules and regulations so that you may enjoy the use of the Premises in a pleasant manner, and create a basic understanding between Tenant and Landlord, or its designated agents or employees (hereinafter "Management") regarding the responsibilities of each. Many rules that govern the Building and Premises were established by state and local governmental agencies. The following rules and regulations supplement, but do not replace, those established by law. Upon reading these rules and mutually agreeing to abide by them, both Tenant and Management will sign the accompanying agreement form. As provided by law, these rules and regulations may be amended from time-to-time during the course of your tenancy upon thirty (30) days written notice to Tenant. A current copy of these rules are on the Landlords website: www.pointewestcf.com.

I. BASIC RENTAL AGREEMENT

1. Tenant, and those claiming by, through, or under Tenant, must comply with all terms and conditions of the Rental Agreement, these Rules and Regulations, and other agreements entered into with the Landlord and/or Management.
2. Tenant agrees to indemnify and hold harmless Management and/or Landlord from and on account of any and all damage to property or personal injury by fire, theft, or accident to any person(s), or to the merchandise or property of any person(s) arising from the failure of Tenant to keep the Premises in good condition as herein provided, or arising from the negligence of any Co-Tenant and/or his/her guest or by an owner or occupant of adjoining or contiguous apartments. Tenant agrees to pay for all damages or injuries to Management or other resident, their guests and families caused by the Tenant or his/her family or guests, whether by negligence, or misuse of the Building property or its facilities or otherwise. Tenant agrees to indemnify and hold harmless Management and/or Landlord from and on account of any and all liability, loss, civil or administrative proceeding, or interruption of business arising from the actions, activities, omissions, or negligence of tenant, co-tenant, guest, or invitee if tenant or said persons are cited for any violation of any municipal code, ordinance, or administrative law which shall be in force at the time of the lease. Tenant's agreement to indemnify and hold harmless shall include costs and attorney fees incurred by Management on account of any such damage or injury described above. Tenant is required to carry rental insurance coverage.
3. Tenant must provide Management with his/her telephone number, even if that number is unlisted. This number will not be given to anyone not affiliated with the Management of the Building.
4. Landlord reserves the right, from time-to-time, to revise, amend, or modify the contents of these Rules and Regulations. Landlord will be notified of the rule revision thirty (30) days prior to the revision or addition to the rules being effective. A copy of the revision or addition will also be posted in the Building's entrance. It is understood and agreed that the distribution of a revision or addition to the rules to each Premises and the posting of such in the Building's entrance will be deemed sufficient notification, and Tenants will govern themselves accordingly.

II. RENT

1. Tenant shall, at the time of the lease signing, elect a monthly method of payment for the duration of the leasing period. Said method of payment shall determine the rent amount owed to the landlord under the lease. Payment methods shall include automatic electronic transfer of funds; cash, check, or money order; or credit card.
2. If rent is not received by 12:00 p.m. on the 1st day of the month an additional twenty-five (\$25) dollar late fee will be charged. Late fees will be due with the following month's rent payment, no exceptions. Repeated late payments will be cause for eviction. Any rent payment marked or received after 12:00 p.m. on the 1st day of the month which does not include the full monthly payment plus applicable late fee or fine, WILL NOT be accepted.
3. Tenants will be charged twenty-five (\$25) dollars for each funds transfer, or personal check paid to Landlord, if it is denied or returned from the bank for any reason. Returned check fees will be due with the following month's rent payment, no exceptions. After one returned, Management may require payment by cash or money order.

III. TENANT'S DUTY TO MAINTAIN

1. It is the responsibility of Tenant to maintain the Premises in as good or better condition as when Tenant took possession, comply with all obligations primarily imposed upon Tenant by applicable provisions of the city, county, and state codes materially affecting health and safety, and not destroy, deface, damage, impair or remove any part of the Building or knowingly permit any person to do so, and conduct himself/herself and require other persons in the Building with his/her consent, to conduct themselves in a manner that will not disturb Tenant's neighbors' peaceful enjoyment of the Building.
2. If Tenant's failure to comply with the Rule 1 above materially affects health, safety, comfort or causes destruction or disrepair and Tenant fails or refuses to correct such failure or make repairs promptly as conditions require, or within seven (7) days after written notice from the Management, whichever is first, Management may enter the Premises and make the repairs and correct deficiencies and submit an itemized bill of the costs as additional rent. All such charges will be due as additional rent on the first day of the month following billing.

IV. GENERAL PREMISES/BUILDING UPKEEP

1. Tenant must use reasonable care and keep sanitary and clean the plumbing fixtures. No diaper liners, diapers, tampons, or sanitary napkins are to be flushed down toilets.
2. Tenant will not place hot utensils on countertops, or use countertop as a cutting board.
3. Tenant is responsible for clearing blockage from all drains during occupancy and should be careful to not allow such items as grease, coffee grounds, toys, etc. to go down drain.
4. Tenant should not perform any rewiring in Premises, or use extension cords from portable electric fixtures to outlets. Tenant should not knowingly overload the circuitry.
5. Tenant will have any and all electronic equipment, including but not limited to computers, printers, televisions, media players, stereo equipment or components, plugged into a surge suppressor or surge protector.
6. Tenant shall use proper cleaners, waxes, and sponge mops on floors.
7. Light bulbs are provided at the beginning of the tenancy. Tenant will replace light bulbs with appropriate wattage as needed during tenancy.