

## RULES AND REGULATIONS

- 1. NO keys will be given out unless all security deposits are paid, all parental guarantees returned, proof of current renter's insurance presented for each Tenant on lease, and first month's rent is paid in full.**
2. Pets are not allowed in the Premises prior to signing pet addendum and paying a \$350.00 pet fee which is non-refundable, and does not cover damage caused by the animal. If a pet is found on the Premises, rent shall be double for the day the animal is found, continuing at said double rate until the animal is removed from the Premises.
3. All radios, television sets, stereos, or any other appliances or items which may cause noise, etc., must be turned down to a level of sound that does not annoy or interfere with other residents. No band instruments shall be played on the Premises at any time. No incense or other odor producing items shall be used on the Premises. Because of the nature of the apartments, it is understood that offensive noises and/or odors are expressly prohibited. Accordingly, the following shall apply to complaints concerning a Tenant's violation of this rule:
  - FIRST: A written warning will be issued to the Tenant specifying the complaint that was filed.
  - SECOND: Upon a second complaint a \$50.00 fine will be assessed and the parent or sponsor signing the Guaranty will be notified.
  - THIRD AND ADDITIONAL: Upon a third complaint a fine shall be imposed in the amount of \$200.00 and Landlord may, in its discretion, declare the Lease in default.
4. The Landlord acknowledges the right of Tenant to entertain friends and to have parties and guests, but requires that perfect order and tranquillity prevail. Tenant, members of Tenant's family and guests shall at all times maintain order in the Premises, the apartment and at all places on the grounds, and shall not make or permit any loud, improper or boisterous conduct or otherwise disturb the comfort or interrupt the sleep of other residents.
5. The driveways, sidewalks, courts, entry passages, stairs and halls shall not be obstructed. Bicycles and such other vehicles shall not be allowed to obstruct the driveways, sidewalks, courts, entry passages or stairs. Although ample parking space is provided for Tenants, this space may prove inadequate at certain times such as when Tenants may be entertaining. Tenant agrees to abide by all normal parking regulations and in particular not to double park, park in fire lanes, obstruct the flow of traffic, park in prohibited areas, or in other's assigned spots, park on landscaped areas or otherwise violate parking provisions. Tenant agrees that for such violation of any reasonable parking violation, Tenant's vehicle and vehicle of Tenant's guest may be subject to being towed at Tenant's expense.
6. Only Tenant, families and invited guests accompanied by the Tenant, may use the swimming pool and any other recreational facilities, if any, provided by the Landlord. Such persons may use all such facilities only in strict compliance with the rules and regulations posted by Landlord. Anyone within the fence of the pool after the gate has been locked will be arrested for trespassing and prosecuted to the full extent of the law. Tenants or guests reported to DBC Rentals for pouring alcohol in or around pool will be fined \$150.00. If Tenant fails to observe this rule, the Lease may be declared in default, and Lease will be terminated with a 10-day letter to vacate the Premises, as stated in #2 of the Lease
7. Windows and doors shall not be obstructed. Landlord provides blinds on windows and such blinds will not be removed or taken down. If Tenant installs draperies over the blinds, any damage will be repaired or removed. Nothing shall be thrown out of windows or doors. Tenant must exercise care and caution about leaving windows or doors open during inclement weather. Tenant shall be liable for any damage to interior, including but not limited to paint, plaster, cabinets, carpets, floors or damage to any part of the premises resulting from failure to exercise reasonable care.
8. Locks may not be changed or added without prior written consent of Landlord. Locks and the appropriate keys, and/or chains added must be left in place upon vacating the Premises. Landlord will furnish one apartment door and one mailbox key per Tenant. All keys must be returned to the Landlord upon termination of occupancy or Landlord may impose a \$55.00 charge.
9. Lavatories, sinks, toilets, and all water and plumbing apparatus shall be used only for which they are intended. Sweepings, rubbish, rags, ashes, feminine sanitary napkins/tampons, or other foreign substances shall not be thrown therein. Tenant shall pay any damage to such apparatus and the cost of cleaning or repairing plumbing from misuse. There will be a \$25.00 charge for anything other than food found in a garbage disposal. Any apartment with hoses attached to exterior faucets after October 15th will be fined \$50.00 per incident and Tenant will be responsible for any damages resulting from pipes caused by leaving a hose attached. Hoses may not be reattached on a full time basis until after April 1.
10. Clothing, sheets, etc., shall not be hung from windows, rails, porches, or balconies. All patios, porches and balconies shall be kept neat and clean and will not be used for storage of automobile tires, heavy amount of firewood or other unsightly heavy items. Only outdoor furniture and related patio items may be placed on the outside, and must be on the deck or patio only.
- 11. All trash and garbage will be placed in sanitary containers in locations designated by the Landlord. There may be several dumpsters located around the Premises. Tenant agrees to take trash and refuse to such dumpsters and not to leave it in units or the common areas, hallways, or similar places. If there are no dumpsters on site, trash pick up day is every Thursday. There shall be no trash left on the curbs before Wednesday at 5:00 PM per the City of Columbia. Any trash left on porches or patios shall be deemed an eyesore and will be removed with a \$50.00 fee to the Tenant without warning. Littering of cigarette butts will be charged \$20.00 per occurrence without warning. Residents leaving furniture and larger items around unit or in common areas will be charged accordingly.**
12. Performing mechanical work on vehicles is strictly prohibited. Parking of motorcycles in any area other than designated vehicle parking is strictly prohibited. Tenant agrees that Landlord has the right to remove and store said vehicle at Tenant's expense. Parking of racecars, junk cars, or storage of any vehicle that is not operable is not permitted. Parking areas are provided by the Landlord as a service to Tenant. Landlord will not be responsible for any damage to any vehicle parked on Landlord's property. Parking of boats, recreational vehicles or commercial vehicles is strictly prohibited. Landlord reserves the right to refuse parking of any vehicle which may endanger life or property. Landlord has the right to remove and store or have removed and stored vehicles which may violate this rule at the Tenant's expense.

13. It is required by Landlord that Tenant obtain renters insurance on their personal property in the Premises in that Landlord's insurance does not cover or insure Tenant's property. Many times a parents homeowners policy covers a student away at school. **Proof of this must also be turned into the office before keys will be issued.**

14. Landlord is not responsible for any problems with phone wires installed in the apartment. It is strongly recommended that Tenant get line insurance offered by the phone company. If Tenant chooses to have a second phone line installed, Tenant will be charged \$40.00 to restore single line service to all jacks in the apartment.

15. No gasoline, flammables, explosives, illegal controlled substances or other hazardous substances or toxic materials of any type will be allowed on the Premises at anytime whatsoever.

16. If there are any tickets issued for disturbing the peace, Tenant's unit may be subject to non-renewal, and lease may be terminated with a 10-day letter to vacate the Premises as stated in #2 of the Agreement of Lease.

17. DBC Rentals will be responsible for the snow removal of common area sidewalks and parking areas in a reasonable amount of time. Tenants in duplexes or townhomes are responsible for snow removal at their own doorway and driveway.

18. Only one person per bedroom, if not related, is allowed in the unit . If an additional person is on Lease, it is understood that \$100.00 additional rent will be charged per month. If DBC learns that additional people occupy the Premises without our knowledge, \$100.00 will be charged each month an additional tenant is present.

19. Tenant will be held responsible for excessive yard damage caused by driving over grassy areas surrounding unit and parking areas.

20. Renewals are sent out during the first part of January, tenant may be subject to non-renewal if there is more than one late payment or NSF during the term of the lease or for failure to maintain current renters insurance. Renewals will be due back by a designated date in February. Without a signed renewal by the designated date, the unit will not be guaranteed for the following renewal year.

21. Security systems are only allowed with written approval from DBC Rentals and DBC Rentals MUST have access to the unit.

22. If your unit has fireplace, firewood must be stacked outdoors and away from and adjacent to the Premises.

23. Landlord reserves the right at any time to make changes to these Rules and Regulations as Landlord shall in its judgment determine to be necessary for the safety, care and cleanliness of the Premises and for the preservation of good order, comfort and benefit of residents in general and for the efficient operation of the apartment community. Landlord is responsible for notifying all Tenants of impending rule changes prior to enforcement of said changes. **Our interpretation of all Apartment Community Policies and guidelines in final.**

#### SECURITY DEPOSIT

##### DEDUCTIONS FROM SECURITY DEPOSIT WILL BE MADE FOR:

The cost of all material and labor for cleaning the Premises and making repairs, wall charge, all delinquent payments and fees, and all rental income lost as a result of Tenant vacating the Premises prior to the termination of his or her Lease.

Damage to property, appliances, carpet, blinds, and floor coverings.

If this Lease is renewed without all original Tenants, those Tenants who are not renewing will be charged for cleaning, carpet cleaning, and damage to the unit proportional to the number of Tenants on the original Lease.

General cleaning will be a minimum of \$120 for a one bedroom, \$140 for a two bedroom and \$160 for a three bedroom. Minimum carpet cleaning for a one bedroom will be \$95, \$125 for a two bedroom and \$145 for a three bedroom

The deposit will be refunded by check mailed to a forwarding address furnished to Landlord by Tenant.

Security Deposit refunds **CANNOT** be picked up at the office. The security deposit **CANNOT** be applied to the last monthly rental or any other rent payment. Security deposits **CANNOT** be transferred from one DBC Rental Premises to another. Tenant will be required to put down an additional security deposit for the new Lease, and Tenant's original security deposit will be refunded per the terms of this Lease.

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