



Additional Rules & Regulations

RENT:

1. Rent is due on the 1st of the month.
2. Rent payments are to be made payable to Willamette Meadow Property Management.
3. Any payment received will be applied to any outstanding balance, i.e. late fees, utility charges, deposits, etc.
4. A late fee will be incurred if the rent is received after the 5th of the moth. If this takes place more than three times you may be at risk of having your tenancy terminated.
5. Returned checks will be assessed an NSF charge as stated on the front of your rental agreement. If this happens more than twice, management reserves the right to demand payment by cashiers check, cash or money order.
6. All persons 18 and older must be named on the lease. There will be an application charge for this process.
7. Partial payments will only be accepted in-person on or before the 5th of the month. Payment must be paid in full no later than the 10th, in order to avoid the late fee. Any payment made after the 10th must include the \$75.00 late fee.
8. No payments will be accepted after the 20th of the moth. No exceptions.
9. In roommate situations, the entire monthly rent must be paid with one check. Multiple checks will not be accepted.

NOTICES:

1. When giving or receiving a 30 day notice (with or without stated cause) you are still responsible for rent up until management receives possession of the unit. All rules stated under the "rent" section still apply.

GARBAGE:

1. If the recycling bin is full please hold recycling until it will fit in the bin.
2. Christmas trees, furniture or any other large items are the responsibility of the tenant to dispose properly. These items do not belong in the dumpster. Do not leave any of these items anywhere on the property.

SAFETY:

1. Keep all combustible materials at least 18" from baseboard & wall mounted heaters.
2. Residents shall not play or run on stairway.

MAINTENANCE:

1. Please report all maintenance problems to the property manager. Do not attempt any maintenance repairs yourself.
2. All leaking faucets, toilets, windows, fireplaces, appliances, defects or potential defects shall be reported promptly to management
3. Unreported water leaks and other problems causing damage may become the financial responsibility of the tenant.

4. The garbage disposal must be run in conjunction with the water. Only soft food is to be put in the garbage disposal. Do no grind bones, cans, onion, skins, banana peels, etc.
5. Toilets, sinks and wash basins are to be used only for the purpose for which they were intended. Costs incurred due to resident's negligence will be billed directly to the tenant.
6. Residents are not permitted to access the roof or crawl spaces.
7. Lock-out calls will be subject to a \$25.00 service charge.
8. 24-hour maintenance/inspection notices are to inform you that management will be entering your unit. You are not required to be home.

UNNECESSARY NOISE:

1. Do not turn up the volume on your stereo, radio, T.V. etc. at any time so that your neighbors can hear it.
2. Please be considerate of your neighbors when having visitors over. Parties MUST be quiet between the hours of 10pm and 7am. Any noise that can be heard outside of the unit is unacceptable.
3. Please do not slam doors.

STORAGE:

1. Garages are to be used for vehicles and storable items only. No combustibles, explosives or hazardous materials are permitted.

MISCELLANEOUS:

2. No Smoking
3. No waterbeds
4. No fireworks or any type of explosive will be permitted.
5. You are to notify management immediately as well as supply an extra key any time locks are changed.

All of the above rules & regulations, along with the terms & conditions of the rental agreement are to be followed. Violation of these rules & regulations may result in termination of your tenancy.

I have read the additional rules and regulations, along with the terms and conditions of the rental agreement. I understand them and agree to follow them.

TENANT SIGNATURE: _____ **DATE:** _____

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