

**PENN PLACE APARTMENTS
RULES AND REGULATIONS**

The Landlord and Tenant acknowledge that the following Rules and Regulations are in full force and effect for the attached leased premises, that the Rules are to promote the convenience, safety, peace and welfare of the Tenants in the premises, preserve the Landlord's property from abusive use, and make a fair distribution of services and facilities held out for the tenants generally. The Tenant acknowledges that the Rules are sufficiently explicit in their prohibition, direction, or limitation of the Tenant's conduct to fairly inform the Tenant of what Tenant must or must not do and Tenant acknowledges having notice of these Rules at the time of entry into the rental Agreement, said acknowledgement being indicated by Tenant's signature below.

1. Tenants will not be allowed to put their names in any passageway or hall of the building except in the proper place in the mailbox provided for use of the apartments occupied by them respectively.
2. The sidewalk, entries, and passages on the outside of the apartments will not be obstructed or used for any other purpose than for ingress and egress to and from the respective apartments. BBQs, bicycles, lawn furniture, etc. may be stored on the back porch of your unit in an orderly fashion. This also applies to the interior apartments, excessive clutter shall not obstruct entryways, hallways or windows.
3. The toilets and other water apparatus will not be used for any other purpose than that for which they were constructed, and no sweepings, trash, rags, papers, ashes or other substances will be placed therein. Any damage resulting to them from misuse of any nature or character whatever will be paid for by the Tenant who caused it.
4. All damage to the building caused by the moving or carrying of furniture, packages or articles therein will be paid for by the Tenant.
5. No tacks, screws or nails will be driven into the walls or woodwork of the leased premises. See Resident Manager for approved method of hanging pictures. Any damage incurred will be assessed, and payment for repairs taken out of security deposit.
6. No Tenant will interfere in any manner with any portion of the heating or lighting apparatus in or about the leased premises, nor in or about the building containing the same.
7. No additional locks will be placed upon any door of the building without written consent of the Landlord.
8. No towel bars, racks, traverse curtain rods, or fixtures of a similar nature will be placed on any part of the premises by the Tenant, unless prior written permission is given by management. Any damage incurred will be assessed, and payment for repairs taken out of security deposit.
9. No outside antenna or wiring of any type for radio, TV, satellite, cable, internet, electronic, or similar equipment is permitted without the written consent of the Landlord.
10. Tenant will not play musical equipment or instruments at such hours and at such volume as to disturb other building occupants.
11. No waterbeds will be allowed on the premises without Landlord's written permission.
12. No smoking is allowed inside apartments, if there is evidence to the contrary the entire security deposit will be forfeited. All evidence of smoking outside shall immediately be disposed of properly.
13. Our apartments are sprayed for pests every quarter. Penn Place is not responsible for extermination of any pests that are brought in by the tenant. The tenant will be responsible for the extermination cost of any extermination services needed in between any spraying.

The undersigned acknowledges receipt of a copy of the above Rules and Regulations and agrees to be bound by their terms.

Dated this _____th day of _____ 20_____.

Agent Signature

Tenant Signature