

## Exhibit "A"

# RENTAL RULES, REGULATIONS AND RESPONSIBILITIES

### ***BY SIGNING THIS DOCUMENT, TENANT AGREES TO COMPLY WITH THE FOLLOWING RULES, REGULATIONS AND RESPONSIBILITIES:***

1. Tenant will comply with all obligations primarily imposed upon Tenant by relevant provisions of all applicable building and housing codes.
2. Tenant will keep the leased premises clean and safe, in accordance with the Iowa City housing code.
3. Tenant will dispose of all ashes, rubbish, garbage, and other waste bagged in acceptable refuse bags in the containers provided, or in accordance with applicable city codes. If Tenant's trash is found anywhere other than the dumpster, Tenant will be issued a \$25.00 fine for each infraction. This fine will increase by \$25.00 each time an infraction occurs.
4. Tenant will not dispose, nor allow anyone else to dispose, of anything other than human waste products in any toilet in the leased premises. Tenant agrees to pay for any costs incurred by Landlord caused by, or relating to, Tenant's failure to immediately report to Landlord any dripping faucet or running toilet.
5. Tenant will use all electrical, plumbing, sanitary, heating, ventilating, air conditioning and other facilities and appliances in the leased premises in reasonable manner. Tenant may not use any extension cords which are not equipped with electrical breakers as specified by applicable city codes.
6. Tenant may not destroy, deface, damage, alter, paint, remodel, impair, or remove any part of the dwelling unit, or knowingly permit any person to do so.
7. Tenant will conduct himself/herself in a manner that will not disturb any neighbor's peaceful enjoyment of his/her apartment. Tenant may not host gatherings that unreasonably interfere with any neighbor's peace and privacy, nor result in abuse of the leased premises. Three noise warnings from Landlord to Tenant shall be grounds for eviction.
8. In accordance with Iowa City code, if Tenant receives one criminal citation (i.e., disorderly house, noise, etc.), from law enforcement agency, Tenant agrees to meet with the Landlord within 48 hours of the citation. Receipt of a second such citation may be grounds for eviction, and Tenant will still be fully responsible for the entire rent payable under the Rental Agreement.
9. Tenant will use the highest degree of care in maintaining the leased premises in the same condition as when first leased by the Tenant. Tenant agrees to thoroughly clean all floors, carpeting, bathroom fixtures, and appliances before vacating premises, and agrees to pay reasonable cleaning charges for noncompliance. Tenant must own or have access to a vacuum cleaner.
10. "Ordinary Wear and Tear", as used in the Rental Agreement does NOT include malfunctioning appliances, removal of fixtures, excessive disorder, dirt, large nail holes, broken windows, doors or fixtures, nor missing or non-functioning smoke alarm batteries or light bulbs.
11. Tenant will not litter or damage those areas outside the leased premises owned by the Landlord, and will not leave furniture or appliances on lawns, porches, or roofs.
12. Tenant will reimburse Landlord for damages to the rental premises arising out of any act of Tenant or Tenant's visitors.
13. Tenant will utilize sufficient heat so as to prevent freezing of water pipes.
14. Tenant will close all doors, windows and storm windows during the heating season.
15. Tenant will replace light bulbs as they burn out and leave them with the leased premises at the end of this Rental Agreement.
16. Tenant will not add or move telephone and television outlets without the Landlord's consent.

17. Tenant will turn off water faucets, lights, electric devices, and appliances when not in use.
18. Tenant will not park motor vehicles, trailers, or other equipment on any unauthorized area of Landlord's property without the Landlord's consent.
19. Tenant may not place tape or adhesive mounting devices on any wall, ceiling or door. Tenant will not nail or screw any items into the woodwork. Tenant will not install any towel racks or hooks with adhesive mounting. Tenant will not hang mirrors, or other items, or use nails on screens or doors.
20. Tenant may never climb on or use the roof of any part of the premises, except for escape from fire.
21. Tenant will refrain from all unlawful activities in the leased premises. Any unlawful activity will be considered a breach of the Rental Agreement and may be grounds for eviction. Landlord will notify proper authorities of any unlawful activities.
22. Tenant will notify the Landlord on or before the 1st day of any extended absence of one week or more from the leased premises.
23. Tenant will limit the stay of guests or visitors to less than seven (7) days and nights per month and give written notice to the Landlord of guests or visitors. Breach of this rule could be construed as an unauthorized sublet, and may be grounds for eviction under the Rental Agreement.
24. Tenant will test smoke detectors weekly and advise Landlord of any problems therewith. Tenant is responsible for battery replacement and maintenance of same.
25. Tenant will transfer utilities for which Tenant is responsible under the Rental Agreement to Tenant's account prior to occupancy. Utilities not switched after the third (3rd) day of occupancy may be disconnected. Tenant agrees to use utilities provided by Landlord in a reasonable (i.e., not wasteful) manner.
26. Tenant shall not keep pets in the leased premises unless approved in writing by Landlord. There will be a \$100.00 fine for any pet found on the premises.
27. Tenant will not store any personal property on the public decks or hallways, or on the attached steps. All such property will be considered abandoned and will be discarded without notice.
28. Tenant will not discard tires, batteries, appliances or furniture in or near the outside refuse containers.
29. Tenant will not use any open flame devices, candles, kerosene lamps, halogen lamps, space heaters or hazardous waste on the leased premises.
30. Tenant will not store any personal property in any furnace closet or near the water heater.
31. Tenant will clean fiberglass tubs with non-abrasive cleaners.
32. Tenant will not place a waterbed on the leased premises without receiving prior written consent from Landlord. Waterbeds are only allowed on first floor apartments and Tenant must provide Landlord with proof of insurance. The insurance must name AM Management as the payee should any damage occur.
33. Tenant will keep the balcony of the apartment neat and clean at all times and not store or hang rugs, towels, laundry or other such items on the railings or other portions of the balcony. Storage of boxes, cartons, furniture, kegs and/or beer barrels will absolutely not be permitted on the balcony. Grills and bug candles/torches are not allowed on the balcony. Any such items found on Tenant's balcony will result in a \$25.00 fine and a notice to remove the items within three days. If the items are not removed within three days, Tenant will be assessed a \$30.00 fine and the items will be removed by Landlord.
34. Tenant will notify Landlord immediately of any extreme emergencies with the leased premises. "Extreme emergencies" include, without limitation, running water from leaking faucets, toilets, showers, drains, etc.; lack of heat or air conditioning in extreme temperatures; lack of water in the unit; and fire. If Tenant notifies the Landlord after hours when it is not an "extreme emergency" Tenant will first receive one warning. A subsequent infraction of this rule will result in a \$10.00 fine.
35. **RENEWAL NOTICE REQUIREMENTS.** Landlord reserves the right to require renewal notices returned to Landlord by February 1st of the renewal year. Landlord reserves the right to show Tenant's unit upon 24 hour's notice any time after notice of non-renewal is given to the Landlord's office.

- 36. No satellite dishes are allowed on premises.
- 37. Any fees or fines imposed by the Rental Agreement or these Rental Rules, Regulations and Responsibilities which are not reasonably paid upon demand may be added to the next month's rent.
- 38. Any damage to the premises, attempts to enter the premises, or vandalism to the premises by unknown persons shall be promptly reported to the Police Department. Any information that may lead to the apprehension of the party responsible for the damage shall be reported to the Police Department and to the Landlord immediately. Tenants agree costs to repair any common area damages around the building will be divided among ALL units in the complex if no individual is found guilty.
- 39. OTHER RULES:

**BY SIGNING BELOW, WE AGREE TO ABIDE BY THE RULES, REGULATIONS, AND RESPONSIBILITIES OUTLINED HEREIN, IN ADDITION TO THE TERMS OF THE ATTACHED RENTAL AGREEMENT WHICH WE HAVE EXECUTED, AND ANY RULE SUBSEQUENTLY ENACTED PURSUANT TO THE RENTAL AGREEMENT.**

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Name: \_\_\_\_\_ Name: \_\_\_\_\_

By: \_\_\_\_\_ Name: \_\_\_\_\_

Address: \_\_\_\_\_ Name: \_\_\_\_\_

\_\_\_\_\_ Name: \_\_\_\_\_

\_\_\_\_\_ Name: \_\_\_\_\_

Telephone: \_\_\_\_\_ Address: \_\_\_\_\_

**-- LANDLORD --**

\_\_\_\_\_

\_\_\_\_\_

Telephone: \_\_\_\_\_

**-- TENANTS --**

dml/PJF/Corp/AMMgt-3/04Rules,Regs&Resp