

RULES, REGULATIONS and MAINTENANCE RESPONSIBILITIES

The following have been adopted by the Manager for the purpose of promoting the convenience, safety, and welfare of the occupants, preserving the property from abusive use, and making a fair distribution of services and facilities held out for the Tenants generally.

Rules

1. Tenants shall perform no remodeling, maintenance/repairs (except as spelled out below under Maintenance Responsibilities) or replace any equipment, without prior written approval from Everyday Property Management.
2. Tenant shall comply with all obligations imposed by applicable building and housing codes affecting health and safety.
3. Tenant shall dispose all ashes, garbage, and other waste in a clean and safe manner.
4. Tenant shall not do or keep anything about the premises that will obstruct the common areas available to other Tenants.
5. Tenant agrees to use any approved barbecue no less than 5 feet from any part of the exterior wall of the building. No open fires on the premises except by written permission from Everyday Property Management and in accordance with all local, county and state burn requirements.
6. Tenant shall use in a reasonable manner all electrical, plumbing, sanitary, heating, ventilation, air conditioning, and other facilities and appliances.
7. Tenant shall use the parts of the premises, including the living room, bedrooms, kitchen, bathrooms, and dining room in a reasonable manner considering the purposes for which they were designed and intended.
8. The rented premises shall be used and occupied only as a private residence and no business of any kind shall be conducted except by written permission from Everyday Property Management.
9. Tenant shall store all combustible, flammable or explosive substances in a container intended for storage of same and only in a garage, carport or out-building. Storage of such substances within the walls and on any level (including basement) of the dwelling unit is strictly prohibited.
10. Tenant shall not make any changes in electrical wiring nor overload the electrical systems nor run any exposed wires for electrical appliances or fixtures in violation of the building code or any ordinance where said premises are located.
11. Tenants shall insure a clear 3-foot radius, where practicable, around all of the following: hot water heater, furnace and electrical circuit panel.
12. No signs, notices or advertisements (except garage sale signs) shall be attached or displayed by Tenants on or about the premises.
13. All goods, articles, merchandise, provisions, furniture, trunks, boxes, barbecue pits, bicycles, baby carts, and healing chairs shall not be permitted to remain in the front of the home overnight.
14. Tenant shall keep the window glass clean at all times and shall not cover any window in a manner that detracts from the exterior appearance of the unit. Sheets, foil or other such make-shift window coverings shall not be permitted at any time. Draperies, curtains, valences and such window dressings may be hung at the written approval of Everyday Property Management.
15. Tenant shall keep the dwelling reasonably clean and safe as the condition permits.
16. Tenant shall keep all plumbing fixtures as clean as their condition permits.

Maintenance

1. Tenants agree to keep all exterior areas free from debris and/or trash.

2. The Tenant is responsible for maintaining their sidewalks during the winter months unless the Rental Agreement specifically states otherwise.
3. Tenants shall be responsible for maintaining seeded areas (grass), shrubs and trees around the building, to include grass trimming, mowing and weeding, unless otherwise stated in the Rental Agreement.
4. Tenant shall notify the manager of any damage to the premises or areas requiring maintenance. If the tenant fails to report or delays in reporting a repair item which can cause further damage, the tenant may be held responsible for damage to the property.
5. Tenant shall at no time dispose of grease, butter or oil used in cooking down any drain. Any such item should be poured in a separate container and discarded with trash. If only a small portion is left after cooking, tenant shall wipe the oil or butter residue with a napkin, discard the napkin, then proceed to clean the pot or pan. Doing so will allow VERY LITTLE grease to enter the plumbing system. All grease-related clogs will be the responsibility of the tenant.
6. Household furniture, bottles, cigarette butts, cans, and other trash do not belong outside the premises and must be placed in proper trash receptacles.
7. It is the responsibility of the resident to replace light bulbs and smoke detectors as needed.
8. If drains or toilets become clogged, please try plunging first. If that does not work, then submit a work order. For repeated toilet clog work order, maintenance personnel will attempt to identify the cause of repeated clogs and guide tenant on proper toilet use, proper toilet paper quantities and plunging techniques. Under no circumstances are any feminine hygiene products or other non-biodegradable items to be flushed down the toilet. If the drain lines become clogged and it is determined that the cause is due to resident negligence, the resident will retain financial responsibility for any and all repairs to the plumbing related to said negligence.
9. Carpets must be professionally cleaned upon vacating the premises. A receipt will be required for verification.
10. If an insect problem arises at the property as a result of resident negligence, the resident will be charged for any extermination services required.

Tenants agree to observe all Rules, Regulations and Maintenance guidelines set forth herein. Everyday Property Management reserves the right, at its sole option, to amend or revoke any of these rules or regulations, in whole or part, or to adopt new ones. All such amendments, revocations, or new Rules and Regulations shall become a part of this rental agreement as of their effective date and according to Montana Law. Violation of any part of these rules by the Tenant shall be just cause for Everyday Property Management to invoke the remedies enumerated in the lease contract in regards to these rules. By signing, you acknowledge that you have received a copy of these Rules and Regulations, and that you have reviewed and understand them.

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Tenant Signature	Date
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Agent Signature	D ate