

# Rules and Regulations (Revised 8.17)

1. Students will not use alternate heating sources such as kerosene/electric heaters, space heaters, or electric blankets. The use of charcoal or flammable gas grills is also not permitted in the Property or on any porches or decks. Open fires of any type are prohibited.
2. Students will not do the following:
  - a. Place or store items on any windowsills, ledges or balconies, front porch or back yard.
  - b. Hang laundry or other items from the balconies, windows, or common areas.
  - c. Hang anything from suspended ceiling grid.
  - d. Drape wires or any other materials through the ceiling grid.
  - e. Install window treatments, awnings, draperies, or umbrellas on the Property.
  - f. Install radio or television reception devices such as antennas and satellite dishes.
  - g. Paint any surface of the Property.
  - h. Install shelving, picture hooks, wallpapers, or alter the features of the Property, or install any additional, or relocate, any of the existing telephone or cable outlets in the Property.
3. Early or Extended Possession – Students shall not have the right to occupy the Property prior to the beginning of, or after the end of the Lease unless the Owner grants the Students permission to do so. Such permission to move in early or stay beyond the end of this Lease shall be at the sole discretion and approval of the Owner and may require a written agreement and/or an additional fee in order for the Students to do so. If the Students occupy the Property before or after this Lease, such occupancy shall be subject to the terms of this Lease.
4. No waterbeds, hot tubs, or aquariums are permitted on the Property.
5. Students are not permitted on any roof or attic of the Premises. If the Leased Property has a garage, the garage is not included in this Lease and the Students will NOT have access to the garage.
6. Student will not install any additional locks to bedroom doors. Hasp locks, barrel locks, and pad locks are not permitted on the Premises.
7. Toilets and other water apparatus (sinks, washing machines, dishwashers, etc.) shall not be used for anything other than what they were intended for. Sanitary napkins, tampons, disposable diapers, sweepings, rubbish, rags, paper towels, shot glasses, excessive food matter, or any other improper articles shall not be thrown, flushed, or rinsed down the same. Responsibility for any damage resulting from misuse shall be borne by the Students. In addition, Students will be charged for any plumbing costs for toilets/drains that are clogged from misuse.
8. Students are responsible for any damage to appliances or furniture beyond normal wear and tear.
9. No weapons of any kind are permitted on the Leased Premises.
10. Students shall use the Premises only for the number of persons that have a valid Lease with the Owner (and no additional Students or persons are permitted to live in the Premises). Guests of the Student may not stay for longer than three (3) consecutive days and no more than five (5) days in total for the entire Lease term.
11. Do not remove mini blinds that are provided.

12. Students will respect the rights of others in their building and adjacent buildings with regard to noise levels and activity. If the Property Manager receives complaints with regard to the Students, the Students will be: First, warned via email. Second, warned again via email and fined \$200. Should a third violation occur, the Students will receive written notice and will be removed from the Premises and this Lease will terminate without refund.

a. Students must observe quiet hours Sunday through Thursday from 11:00pm until 10:00am the next morning and Friday and Saturday from 12:00 midnight until 10:00am the next morning.

13. Students must not use incense or other odor producing items in or about the Premises. It is understood by the Students that offensive noises and odors are expressly prohibited.

14. For the purposes of this Lease, there may be one individual in the group of Students that represents the interest of the group. The actions or obligations of any individual or number of individuals will be binding on the entire group and shall be fully binding on any of the Students of the group, jointly and severally at the sole discretion of the Owner. Student knowledge that since this is a joint lease their contact information and whether or not they have paid their rent may be share among the group.

15. **Disruptive Conduct Notice Procedures:** Students have been made aware and acknowledge how seriously the town of Bloomsburg/Indiana takes Disruptive Conduct Notices. Students have read and understand the Town Addendum which lays out their responsibilities as residents of the town. In the event the Students begin receiving Disruptive Conduct Notices at their Premises, the following steps will be taken:

- 1<sup>st</sup> Disruptive Conduct Notice – Upon receiving their first Disruptive Conduct Notice, the Students must do the following:

1. **\$200 Fine** – Students must pay a fine of \$200 within 24 hours of the incident.
2. **Party Addendum** – Students must sign the Party Addendum to the Lease.

All of the Students’ parents will be notified in writing of the incident. Failure to pay the fine and/or sign the Party Addendum will result in immediate eviction.

- 2<sup>nd</sup> Disruptive Conduct Notice – Upon receiving their 2<sup>nd</sup> Disruptive Conduct Notice, the Students will be evicted immediately. The Students waive (give up) any right to notice to quit which may now or at any time during the term of the Lease be required by Pennsylvania law, including the *Landlord Tenant Act of 1951* as amended. Should the Students wish to avoid eviction, they must do the following:

1. **\$200 per Student Fine** – Students must pay a fine of \$200 per person within 24 hours of the incident.
2. **Student/Parent Meeting with Landlord** – All Students and their Parents must have an in person meeting with the Owner at the time and at the place of Owner’s choosing to discuss how they plan on remedying the situation. Failure of Students or their Parents to show up for the meeting will result in immediate eviction.
3. **Written Plan of Action Submitted to Town Code Enforcement Office** – Students will prepare their own plan of action laying out how they will prevent any more Disruptive

