RULES OF CONDUCT FOR OCCUPANCY

TENANT NAME: _____

ADDRESS: _____ APT. #: _____

These rules and regulations have been adopted to secure your comfort and safety, while maintaining a quality living environment.

1. COURTESY

Profane, obscene, loud or boisterous language, or unseemly behavior and conduct are absolutely prohibited. The tenant is responsible for himself/herself and those under his/her control, not to do or permit to be done, anything that will annoy, harass, embarrass, disturb, or inconvenience any of the other tenants, neighbors or occupants in adjoining premises.

2. SUSPECTED ILLEGAL ACTIVITY

Illegal activities on the premises will not be tolerated. In the opinion of the property owner, any activity of a suspicious nature on the part of the tenant, or any of the employees, guests or family members of the tenant in the leased premises, or any areas adjoining the premises, shall be cause for immediate termination of the lease. This shall include any arrests on the part of the tenant, or guests of the tenant or suspicion of any illegal activity, regardless of whether a conviction results. Reports to the property owner of suspicion of illegal activity on the part of the tenant, or any guest pf the tenant, will be reported by the property owner to the police.

3. DRUG-FREE HOUSING

At no time will drug-related criminal activity, meaning the manufacture, sale, or distribution of a controlled substance, be tolerated on or near the property premises on the part of the tenant or any member of the household, anyone under the control of the tenant, guest or any other person. Further, any activity such as acts of violence or threats of violence, including but not limited to, the unlawful discharge of firearms, on or near property premises will not be tolerated. Violation of any or all of these provisions shall be a material violation of the lease and good cause for immediate termination of the lease.

4. LOITERING AND USE OF PUBLIC AREAS

No person shall congregate, lounge, play, sit, obstruct or unnecessarily tarry upon, within, or about any of the entrances, halls, passageways, stairs, or porches. The sidewalks, entrances, passages, courts, vestibules, stairways, corridors and halls must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the leased premises. NO baby carriages, vehicles, bicycles, or portable barbecues shall be allowed to stand in the halls, passageways, porches, or courts of the building. Children shall not play in the public halls or stairways.

5. NOISE

Tenant shall not make or permit any disturbing noises in the building by tenant or tenant's family, employees, agents, visitors, or licensees, nor permit anything by such persons that will interfere with the rights, comforts or convenience of other residents. Residents shall not play upon, or suffer to be played upon, any musical instrument or operate or suffer to be operated audio-visual equipment in the leased premises, or on the exterior of said premises, if the same shall disturb or annoy other occupants of the building.

6. MOVING AND/OR DAILY MOVEMENT

All goods, provisions, merchandise, furniture, trucks, boxes, bicycles, and baby carts shall be brought into and taken from the premises through the rear entrance only, when possible, and none of the same shall be permitted to remain in the general halls, entrances, or porches.

7. SIGNS

No sign, advertisement, notice, or other lettering shall be exhibited, inscribed, painted, or affixed by tenant or tenant's family on any part of the outside or inside of the leased premises or the building without prior written consent of the property owner.

8. EXTERIOR

Nothing shall be placed or kept on the outer sill or on the outside of any window, and nothing shall be thrown out of any window, door, or from any porch into any attached court, yard, sidewalk, or alley. No awnings or other projections shall be attached to the outside walls of the building, and no blinds, shades, or screens shall be attached to or hung in, or used in connection with, any window or door of the leased premises, without prior written consent of the property owner. Garbage cans, supplies, milk bottles, or other articles shall not be placed in the halls, or on the staircase landings, nor shall anything be hung from the windows or balconies or placed upon the windowsills. No linens, clothing, curtains, rugs, or mops shall be shaken or hung from any of the windows or doors.

9. ANIMALS

Birds, dogs, cats, reptiles, or other animals will not be permitted in, upon, or about the premises without the express prior written consent of the property owner. Consent, if given, shall be revocable by the property owner at any time.

10. CENTRAL HEATING PLANT

Only persons employed by the property owner or his agents shall operate, or have anything to do with any heating plant on the premises. The tenant shall not install or use any electrical or other type of space heater without the express prior written consent of the property owner. The tenant shall not use cooking appliances to heat the premises.

11. FILTERS, HEATING AND COOLING MAINTENANCE

Lessor provides routine heating and cooling checks and changes of furnace filters. Property owner reserves the right to access during normal business hours to conduct routine, preventative maintenance on heating and cooling plants.

12. PET CLEANING AND PET DEPOSIT

Property owner reserves the right to require a $ _____ pet deposit. Tenant agrees to allow property owner to deduct the full cost of carpet cleaning, pest extermination and air freshener from the deposit. Tenant agrees to return apartment and yard without damages and in original condition. Property owner reserves the right to periodically inspect tenant's apartment and if any damage has occurred, tenant agrees to immediately vacate premises and the lease shall be terminated.

13. KEYS

The tenant shall not change, reproduce or add any keys and/or locks without the express prior permission of the property owner. The tenant shall provide the property owner with copies of every key for the tenant's apartment.

14. FEE FOR LOST KEYS

If the tenant shall lose the keys to the apartment, then he shall be responsible for a fee of $ _____. In addition to cost of replacement keys or locksmith charges.

15. WATER BEDS, FISH TANKS, AND OTHER LARGE LIQUID CONTAINERS

Water beds or fish tanks or other liquid containers over 10 gallons in capacity shall not be allowed in the apartment without express prior written consent of the property owner. If consent is provided, tenant shall be fully responsible for any water damage that may occur to the premises.

16. GARBAGE

No garbage or other refuse shall be stored or allowed to accumulate on the premises for extended periods of time. No garbage shall be thrown out of windows, doors, or from any other part of the property. All garbage and refuse shall be disposed of in a timely manner in dumpsters and places provided by the City of St. Louis.

17. REPAIRS

Tenant agrees to notify property owner immediately of any items, which will require work of any type within the apartment or in the building.

18. ALTERATIONS

No alterations, modifications or painting may be done to the apartment, to include without limitation, the walls, ceilings, floors, radiators, or woodwork without the prior written consent of the property owner. The tenant shall not mark, drill into, or in any way deface any part of the premise or the building of which they occupy. No binding, cutting, or stringing of wires shall be permitted, except with the prior written consent of the property owner, and except as property owner may direct. If the tenant should do so without such consent, the tenant will be obligated to the property owner for the cost to return the apartment to its original condition.

19. OCCUPANCY

Only occupants listed on the application for tenancy and lease shall occupy the apartment. Any deviation from this rule shall automatically terminate the lease/rental agreement.

20. CLEANING AND DAMAGE DEPOSIT

A $_____ cleaning charge may be deducted if the apartment is not returned clean, including appliances and carpet. Other repair, painting, or damage charges may be deducted from deposit. If the tenant signs a lease and in less than one year any painting, carpet cleaning, or other cleaning must be performed by the property owner, the tenant will be responsible for these aforementioned services.

21. LOCKOUT

In the event that the tenant locks themselves out of their apartment, they may obtain a key from the property owner at a time convenient to the owner. Any damage to the property as a result of a lockout must be paid for by the tenant.

22. ANTENNAS

Any antennas placed or attached on the roof or exterior walls of the building without consent of the property owner in writing is liable to removal without notice.

23. PLUMBING

The water closets, wash basins, sink, disposal, and other plumbing fixtures shall not be used for any purpose other than those for which they were constructed. No sweeping, rubbish, rags or other substances shall be thrown therein. Any damages from the misuse of fixtures in the leased premises shall be borne by the resident. The tenant shall keep the sink and lavatory drains and commode lines in good operation condition.

24. COMBUSTIBLE AND PROHIBITED SUBSTANCES

Neither the tenant nor any of the tenant's agents, employees, licensees or visitors shall at any time bring into or keep upon the leased premises any flammable, combustible or explosive fluid, material, chemical or substance.

25. LIGHT BLUBS

Before occupancy of the apartment, all light bulbs will be installed and in good working order. Thereafter, tenants are required to provide and change all bulbs within their apartment or switch controlled from within their apartment, no matter where located, at their own expense.

26. SPECIAL AGREEMENTS (as written below):

Tenants and guests shall observe all rules and regulations which may be hereafter set forth by the property owner in reference to the use of the premises leased/rented here, in addition to these rules and regulations set forth herein. Property owner reserves the right to amend or revoke any of these rules or regulations, in whole or in part, or to adopt new ones, at anytime or from time to time, and all such amendments, revocations, or new rules shall become a part of this lease/rental agreement as of their effective date.

Violation of these rules and regulations, or any part of them, by the tenant will be just cause for the property owner to invoke the remedies enumerated in the lease/rental agreement in regard to these rules and regulations. Any notice as to amending or revoking any of the rules and regulations in whole or in part, or to adopt new ones, shall be effective upon notice of same being sent to the tenant by the property owner in the form as set forth in the lease/rental agreement for serving of notices by property owner or tenant, or may in addition thereto become effective upon the date same are posted at or near the place set up for the mail boxes in the apartment building in which the leased premises are a part.

Please sign your name in the space provided below as an indication that you have received a copy of the aforementioned rules and regulations, and that you have reviewed and understand them.

TENANT: _____ ***DATE:*** _____

_____ _____

_____ _____