



# American Realty

## Property Management

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### PROPERTY RULES AND REGULATIONS

**Commercial & Recreational Vehicles:** Commercial vehicles, motorcycles, boats, snowmobiles, or other recreational vehicles may not be parked on the property absent specific written permission.

**Grills:** Grills, fire-pits, and/or burn barrels are not permitted.

**Smoking:** Smoking of tobacco or marijuana is not permitted indoor areas, any common areas, garage, or parking lot. This rule applies even if the tenant has a "medical marijuana card." Tenants are responsible for any damages resulting from smoking, including but not limited to paint and carpet replacement.

**Cooking:** Any cooking involving boiling water, deep frying, or frying with grease or oil must be done in a manner so that steam, oil, and/or grease does not escape. Cooking pots should be kept covered. Tenants are responsible for any damages resulting from violation of this rule, including but not limited to cleaning, mold/mildew growth, pest control, and repainting.

**Dryers:** Dryer vents and lint traps must be properly maintained and regularly cleared by the tenant, whether the dryer is provided by the tenant or the landlord. Tenants are responsible for any damage to the property or landlord's dryer caused by their failure to properly maintain or clear a dryer vent or lint trap.

**Appliances:** Appliances are NOT to be moved. Tenant(s) will be held responsible for any damages that occur if appliances have been moved.

**Satellite Dishes:** Satellite dishes may not be attached to the roof or any other part of the property.

**Common Areas:** The sidewalks, driveways, passages, halls and common areas may not be obstructed or used for any purpose other than ingress or egress from the property. Personal property, including but not limited to bicycles, shall not be stored in common areas, hallways, patio, sidewalks or the parking area. Feeding of any outside animals/stray animals is prohibited.

**Swimming Pools & Trampolines not permitted:** Swimming pools, trampolines, and any other equipment prohibited by Landlord's or Owner's insurance policies are not permitted on the property.

**Parties & Other Disturbances:** No activity which disturbs, annoys, or disrupts the quiet enjoyment of other tenants or neighbors is permitted. This includes but is not limited to: loud music, playing musical instruments, or the use of any electronic or mechanical device. Violation will be subject to a fine.

**Yard Signs, etc.:** Yard signs or posters visible from the exterior of the unit are not permitted absent specific written permission.

**Drain Lines:** Only human waste and toilet paper may be flushed down the toilet. Tenant will only flush human waste and toilet paper down toilet. Other items, including but not limited to condoms and feminine hygiene products, may not be flushed. Tenants are responsible for all costs of cleaning any drain line backup or other plumbing repairs caused by flushing of improper materials.

**Mold/Mildew:** The interior temperature and humidity must be reasonably maintained so as to discourage mold and mildew growth. Any mold or mildew growth that cannot be cleaned by wiping with normal household cleaner must be immediately reported to the landlord. Tenants are responsible for all costs of cleaning and/or mold remediation resulting from a failure to properly maintain interior temperature and humidity and/or report such growth.

**Furniture:** Any furniture or furnishings manufactured or intended to be for indoor use and is not constructed to be used outdoors, shall not be placed within the yard or on any unenclosed porch or similar area.

**Grass Mowing/Snow Removal (If applicable):** Any grass, weeds, or undergrowth higher or longer than twelve (12) inches is a violation and will not be tolerated. All snow and ice must be removed down to the concrete from all sidewalks within 24 hours after any snow/ice event.

**Hardwood Floors:** All furniture placed on hardwood flooring must be placed on felt pads to avoid direct contact with the flooring. No wax cleaners are permitted to be used on hardwood flooring. Only management approved cleaners shall be used, please reference the tenant handbook for more information.

**Walls:** Tenant agrees to not drive nails in woodwork or walls or use any adhesive items on walls without written consent of landlord.

**Locked Doors/Landlord Access:** Tenant will not, without Landlord's prior written consent, alter, re-key, or install any locks to the Premises or install or alter any burglar alarm system. Bedroom doors are to remain open/unlocked for showing purposes.

**Window Coverings:** Only items manufactured for specific intent of covering windows may be used. Example: No sheets or blankets may be used.

**Pets:** All pets must be registered with the office and pet fees must be paid before the pet is present on the property. All pet waste is to be disposed of immediately

**Repeated or material violations of the above rules are grounds for termination of the lease at the Landlord's sole discretion.**

**Tenant has read and understands the rules and regulations, tenant agrees to follow above rules and regulations.**