

University Area Landlord Association (U.A.L.A.)

Rules & Regulations

Tenants shall:

- Keep the premises in a clean and sanitary condition at all times.
 - Properly dispose of rubbish, garbage, and waste in a clean and sanitary manner at reasonable and regular intervals. At times when city-provided containers are full, additional garbage shall be properly placed in closed, plastic garbage bags for city sanitary employees to collect and dispose of.
 - Keep Trash totes in designated area per Landlord recommendation/policy
 - Regularly keep yards, parking lots, sidewalks, and porches free of trash and debris.
 - Not have furniture in the yard or on porches which is not designed for that purpose.
 - Keep sidewalks clean of snow and ice.
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- Not permit loud noise, social gatherings, or music that disturbs neighbors.
 - Not host parties... no exceptions. Landlord reserves the right to charge a fine of \$500 per violation, due and payable immediately. Any noise or common nuisance violation will be considered a breach of this lease, and may result in eviction.
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- Not park automobiles, motorcycles, or any motor vehicle in the yard. Such vehicles shall be towed away at vehicle owner's expense.
 - Park no more than one licensed vehicle per tenant at the premises.
 - Not permit the parking of boats, campers, or trailers at the premises.
 - Ensure that each vehicle parked on the premises is properly and entirely parked clear of the street area
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- Keep Landlord advised of any change in Tenant cell phone numbers.
 - Properly use all electric, gas, heating, plumbing, and other fixtures and appliances.
 - Not dispose of grease or solid non-biodegradable waste through the sink or toilets.
 - Not intentionally or negligently destroy, deface, damage impair, or remove any part of the premises, their appurtenances, facilities, equipment, appliances, or fixtures nor shall said Tenant(s) permit any member of his/her family, invitees, licensee or other person acting under his control to do so.
 - Replace all expired light bulbs and broken glass at the expense of the Tenant(s).
 - Not remove SMOKE ALARM BATTERIES for any reason except to replace with new batteries.
 - During heating season when temperature drop below freezing, Tenant(s) shall not turn off furnace or lower thermostat below 55 degrees. Such conditions may require Tenant(s) to maintain a small stream of water from all faucets located on the interior of outside walls of the property. Tenant(s) will be held financially responsible for any and all damages... this includes damage from pipes that become frozen due to little or no heat.
 - Not permit anyone whose name is not on the lease to live in the property.
 - Not permit outdoor grills to be used on covered porches, decks, or within 5 feet of the house.
 - Not be permitted on the roof of the property for any reason.
 - Not store gasoline or other flammable items on the premises, unless otherwise specified by Landlord.
 - Not permit any illegal activity on the premises.
 - Not permit firearms on the premises.

Landlord shall:

- Provide Tenant with a clean, safe, and well-kept property upon the commencement of this lease.
- Respond to any phone call received from Tenant(s) regarding housing problems within 24 hours, and sooner in the case of an emergency.
- Make necessary repairs within a reasonable and appropriate amount of time.
- Provide to Tenant(s) an estimated time frame for the completion of repairs, and landlord shall communicate what responsibility Tenant(s) will have in order for work to be completed.
- Provide reasonable notice prior to showing property to prospective tenants. It is unacceptable for Landlord to show up without reasonable notice to Tenants.

If at anytime Tenant(s) does not receive appropriate follow-up regarding housing maintenance, he/she is encouraged to report the incident to the U.A.L.A. at our email www.ualaonline.org

Property Address: _____

Tenant Signature	Date	Landlord Signature	Date
Tenant Phone Number		Landlord Phone Number	U.A.L.A. Number

White Copy – Landlord

Yellow Copy – Tenant

Pink Copy – on file with UALA