

# HOUSE RULES

PLEASE KEEP ON HAND AT A TIMES

This addendum is part of the rental agreement entered into on this date Tuesday, May 25, 2010.

**RESIDENT(S) of:**

for the premises located at the following address: Victorville, CA.

The policies and rules contained herein may be modified and new policies and rules adopted by Owner or Management, and shall become effective on the date indicated on the addendum, or thirty days after delivery of a copy of the amendment, or amended rules, to Resident, whichever is later.

1. **ACTIONS OF GUESTS:** Residents are totally responsible for the actions of their guest(s), friend(s), family member(s), other occupant(s), and anyone who visits and enters their residence.
2. **REFERRALS:** The Owner/Management agrees to offer a free property upgrade once a year to any Resident who recommends and refers just one qualified prospective resident to one of our rentals.
3. **ADDITIONAL APPLIANCES:** No air conditioners, or any other appliances can be installed (other than Washer and Dryer) without permission of Management. Additional monthly charge may apply.
4. **COMBUSTIBLE SUBSTANCES:** The Resident is prohibited from keeping in their homes, garages, or storage spaces any explosives, inflammable, or combustible materials.
5. **CARPETS CLEANED:** Resident agrees to have carpets cleaned at the end of the rental relationship.
6. **CAR MAINTENANCE:** Repairing cars should not be done on the premises. Broken-down cars cannot be parked in the parking areas. If you have any kind of an oil leak, please repair immediately. It is very difficult to remove the grease from the concrete, plus individuals walk in the spills and spread oil everywhere.
7. **DECORATIONS:** Decorations shall be installed in such a way as not to damage substantially the walls, floors, and carpets. No decorations shall be installed on or from the ceilings, doors, windows, their frames, or any existing cabinetry.
8. **ELECTRICAL OVERLOAD:** If the resident overloads an electrical circuit or blows a fuse, the resident will be charged to have problem corrected.
9. **EXTENDED ABSENCE:** Resident shall notify Management of any extended absences (more than 5 days) from the premises. During extended absences by Resident, Owner or Management will provide access to no other persons, unless expressly requested to do so by Resident in writing. Management reserves the right to arrange for reasonable or emergency inspection during an extended absence.

**10. FIRE EMERGENCY PROCEDURES:**

- a. If you hear a smoke alarm and/or see smoke or fire, call 911.
- b. Direct any family members in the dwelling to exit.
- c. Stay near the floor if you must evacuate through a smoke-filled corridor. Smoke rises, so the clearest air will be at floor level. Breathe sparingly and move quickly as possible toward the nearest exit.
- d. Leave the fire area, closing all doors behind you, but do not lock them.
- e. Never go back into a burning building to save pets or personal possessions - no matter how valuable they are to you.

**11. GARBAGE DISPOSAL:** Residents will not use the kitchen sink or toilet for garbage or waste. Garbage and rubbish and recyclable materials shall be disposed of in containers designated for that purpose. Large boxes and containers shall be broken down so as not to consume too much space in the garbage containers.

**12. HAZARDOUS DISPOSAL:** No hazardous substances may be disposed of in the garbage containers, but must be disposed of as required by applicable health and safety regulations and codes.

**13. ILLEGAL DRUGS:** No illegal drugs of any kind are permitted on the premises, whether stored, used, or sold.

**14. LANGUAGE AND LOITERING:** No profane language, loitering, and loud music from car audio systems which interferes with the quiet enjoyment of neighbors is permitted outside the rental. In addition, playing, skateboarding, roller skating, or bicycle riding on the sidewalks, driveway, parking areas, steps, or in common areas in such a way that causes damage to others personal property or blocks passage or free use of occupants or neighbors is prohibited. Residents are responsible for asking all occupants, guests, and visitors to the premises to abide by this policy, and Residents will be held liable for the actions of anyone coming to or from home or apartment, and subject to eviction for repeat violations of this policy.

**15. LIQUID-FILLED FURNISHINGS:** No liquid-filled furniture or receptacle containing more than 10 gallons of liquid is permitted without prior written consent and meeting the requirements of the Owner/Management. Resident also agrees to carry insurance deemed appropriate by Owner/Management to cover possible losses that may be caused by such items.

**16. LOCKS:** Residents will not change or install additional locks to the doors or windows or any of the common areas. With regard to broken or uncooperative locks, Resident shall immediately notify Owner/Management if any door or window lock in the home becomes unserviceable.

**17. NOISE/CONDUCT:** Resident, family, and guests shall not make or allow loud or unreasonable noise or sounds. Resident and/or guests shall not disturb neighbors' peaceful enjoyment of their premises. Resident shall refrain from playing any musical instrument, radio, music system, entertainment system, or television set at a volume that can be heard outside the home and that causes disturbance to other residents. Loud noise or disorderly conduct will result in a notice to vacate the premises and termination of agreement. In addition, Residents are responsible for all actions and damages caused by Resident's guests.

**18. OFF LIMITS:** Residents shall not go upon the roof of the house or apartment building. Residents shall not enter any area clearly designated as being closed to Residents and others.

- 19. OUTDOOR TOYS:** No bicycles, play equipment, toys, skateboards, or other personal belongings shall be left outside of the premises when not in immediate use.
- 20. PARKING:** No unauthorized vehicle may be parked on the premises. No disabled or unregistered vehicles or vehicles with expired registration shall be parked on the premises. Vehicles must be parked only on paved or designated areas. Resident further understands that no repairing, servicing, or painting of the vehicle is permitted on the premises. Resident also agrees never to park or store a recreational vehicle, motor home, or trailer of any type. Such vehicles will be towed to a storage yard at the car owner's expense.
- 21. PEST CONTROL:** The home got treated for pests before you moved in. Resident acknowledges that the rental is free of pests at beginning of the occupancy and agrees that Resident is responsible for keeping the premises clean and free of pests and will pay for pest control service if desired or needed.
- 22. PETS/STRAYS:** If tenant owns pets, they should notify management before moving in or before bringing pet into the resident so the necessary arrangements and deposits can be taken care of. Any animal discovered on or around the property that wasn't previously reported will be considered a stray. All strays will be reported to the proper authorities and removed at the Resident's expense.
- 23. PICTURE HANGINGS:** No room should have more than 3-4 wall hangings. Excessive displaying of objects on the walls damages the walls. Do not hang anything on walls with wallpaper - use only small nails with metal bracket. This size generally doesn't leave a hole. If you have a large object that you would like to hang, contact Management for instructions.
- 24. PLUMBING:** Residents shall be responsible for keeping the kitchen and bathroom drains free of things that may tend to cause clogging. Grease and objects other than toilet paper will stop up the plumbing. Drain stoppages are your responsibility. It costs a minimum of \$40.00 to unplug a drain. If you do not let grease, food, hair, or other objects go down the drains, you should never have a problem.
- 25. POLICE REQUESTED:** If police are called to the home or apartment on a repeated basis for a Resident-related problem or disturbance, this Agreement is subject to termination.
- 28. REPAIR NOTIFICATION:** Resident shall notify Owner or Management of any necessary repairs to the premises or emergency situations as soon after the discovery thereof as possible. For example, notify Management if flooding from plumbing break, no heat in the winter, damage caused by wind, storm or fire, sewer backup, roof leak, gas leak, or electrical failure. Residents will be held responsible for any damages if damage was the result of Resident neglecting to promptly report needed repairs.
- 29. SIGNS:** No signs, notices, or visual displays of any kind are to be posted on doors or exterior walls.
- 30. SMOKE DETECTORS:** For Resident safety, Resident agrees to periodically check to make sure the smoke detector battery is working. It is your responsibility to replace the battery or notify Owner or Management that the smoke detector is not working.
- 31. TRASH REMOVAL:** Resident shall maintain the home (inside and out) free of accumulations of trash and garbage at all times and agree to dispose of trash in appropriate receptacles for collection. Resident is responsible for hauling away anything too large for normal collection. Management will hire someone, at Resident's expense, to pick up trash or debris if left neglected for more than one week.

- 32. WATER LEAKS:** Please report all water leaks IMMEDIATELY. A small leak can cause high water damage and sewage bills. Check your commode for continuous cutting on and off.
- 33. WINDOW COVERINGS:** Under no circumstances shall sheets, clothing, flags, aluminum or any metal foil, newspapers, or any other such items be used as a window covering. No other items shall be hung from, or out of windows.
- 34. WINDOWS CLOSED:** In the event of inclement weather (rain, snow, sleet, hail, or high winds), Residents are required to close all windows. Damage to the window treatments, property interior, or floor coverings resulting from the violation of this rule will be charged to the Resident.
- 35. WINDOWS:** The Resident is responsible for payment of any window that is broken, regardless of cause, during the rental term, and the glass must be replaced with that of equal or better quality.
- 36. YARD/GROUNDS:** If gardener services have not been requested by tenant from Management then, tenant is required to properly care for and mow the grass and adequately water the lawn, shrubbery, and grounds and remove weeds. Front yard is on automatic sprinkler system and must not be turned off without consent of management. The sprinkler system will run at an adequate amount during spring, summer and fall to maintain grass and landscaping. The sprinkler system will be shut off during cold winter months and restarted in spring time.  
**(The following does not apply if gardener services provided by management.)** If yard is not properly maintained, Management reserves the right to hire someone to mow or care for yard and charge the expense to Resident as additional rent, after first advising Resident that they have 72 hours to handle the responsibility. In regard to yard upkeep, Management is only responsible for Common areas.

Dear Family,

It is our hope that you find the House Rules to be reasonable and understand why we are implementing them at this time. With your help we want to make your house a home that we both can be proud of, but we need your help. We are relying on you to help us in stopping problems before they get out of control. If you see a problem that needs to be addressed or you have any concerns please tell us.



Randy Mills

Property Management

Yang & Associates

# Emergency Contact List



Phone

Alternate Phone

<b>Local contact</b> [Name]		
<b>Out-of-state contact</b> [Name]		
<b>Next of kin</b> [Name] [Relationship]		
<b>Work contact</b> [Name]		
<b>Physician name</b> [Name]		
<b>Police/Ambulance 911</b>	<b>(760) 241-2911</b>	
<b>Report a crime</b>	(760) 245-4211	
<b>Fire department</b>	<b>(760) 955-.5232</b>	
<b>Poison control center</b>	<b>(800) 876-4766</b>	
<b>Other emergency contact</b>		
<b>UTILITIES</b>		
<b>Electric company</b> Southern California Edison	<b>(800) 655-4555</b>	
<b>Gas company</b> Southwest Gas Corporation	<b>(800) 443-8093 (760) 241-9321</b>	
<b>Water company</b> City of Victorville	<b>(760) 955-5001</b>	
<b>Sanitation</b> City of Victorville	<b>(760) 955-5001</b>	
<b>Cable TV</b> Charter Communications	<b>(866) 499-8080</b>	
<b>Telephone</b> Verizon	<b>(800) 483-4000</b>	