RULES AND REGULATIONS

1. **HOUSEHOULD PETS** - No unauthorized dogs, cats, or other animals are allowed in the building. If your building allows pets, you must follow the any additional agreements laid out in your pet addendum.
2. **NOISE** - Musical instruments, radios, televisions etc. should be played only during reasonable hours and at a reasonable volume. Sunday through Thursday 7:00 am- 10:00 pm, Friday- Saturday 7:00 am to 11:30 pm
3. **WINDOW -** Nothing should be hung, thrown or shaken out the windows. Do not set anything on the exterior windowsills or ledges.
4. **ALTERATIONS –** No alterations made by the tenants are allowed without prior written approval by management. This includes: changes to any fixtures, wiring or alteration to apartment, including door lock, or attaching a satellite dish to the building. No credit will be given for repairs, painting, etc. made by tenant without written approval from management.
5. **WATER -** Water shall not be left running in the kitchen, bathroom, laundry or elsewhere. Please report all plumbing problems to the office immediately.
6. **GARBAGE -** All garbage, papers, boxes or refuse are to be deposited in garbage/ recycle container that is provided. Do not place any garbage items on top, beside or around the containers.
7. **BICYCLES -** All wheeled apparatus including bicycles, tricycles, strollers and motorcycles shall not be parked in common public areas.
8. **LANDSCAPE -** The resident shall not alter, disturb or interfere in any way with the ground treatment without approval of management.
9. **CHILDREN SUPERVISION -** Residents are to provide proper supervision to their children while in the building. Residents are responsible for the actions of their children, guests and guests’ children.

**10. LAUNDRY ROOM -** This is provided for residents’ convenience. Should a

problem occur with the laundry machines, please contact the office.

 Management is not responsible for any lost articles.

**11. PARKING AREAS -** No automobiles, trailers, boats, motorcycles,

campers, commercial vehicles or other motorized vehicles shall be stored on premise with out permission of management. All inoperative vehicles will be removed at the residents cost. *All vehicles must be operable and have current state tabs. Cars must be moved every week. All abandon cars will be towed at the owner expense.*

**12. KEYS -** All residents will receive one entrance key and one unit key for

each person on the lease. One mailbox key will be given to each apartment, regardless of the number of people on the lease.

* After hours key-in: You must contact a locksmith and you are responsible for the fees, including any fees for work needed to be done by the Irving Properties Locksmith afterwards. \_\_\_\_\_\_\_\_\_\_  **Initial**

 **13. Carpet Cleaning-** All residents are responsible for the cost and damages of carpet and cleaning at the end of their lease terms . Two bedrooms on average are around $110 and a one bedroom is on average $80. **Management will have all carpets cleaned by a professional carpet cleaner.**

  **Initial**

 **14. HARDWOOD FLOORS-**You are responsible for the condition and damages of the

 hardwood floors. You **must** use felt pads under all furniture on hardwood floors and

 there must be a mat under any office chairs **Initial**.

 **15. SUBLETTING/RE-LEASING -** Any guests staying longer than 5 days will no longer be

considered a guest and will be asked to vacate or submit an

application. Subletting is allowed but must be done with the approval

of the office with a $200 fee. **\_\_\_\_\_\_\_\_\_ Initial**

1. **LEASE VOIDS -** If multiple residents are on the lease and one resident moves out, the others are responsible for the terms of the lease.
2. **SMOKE DETECTORS -** residents will NOT tamper with or disarm the smoke alarms. You are responsible for changing batteries.

\*\*\*\*\*\* You must own a plunger\*\*\*\*\*\*\*

\*\*\*\*\* We suggest that you also own a fire extinguisher \*\*\*\*\*\*

\*\*\*\*\*\* You must use a shower curtain. \*\*\*\*\*\*\*

1. **LAWS -** Illegal drugs are not allowed on the building property or in any part of the building, including the apartments and parking lot. Any Illegal activity WILL NOT BE TOLERATED!
2. **RENTER’S INSURANCE-** Each resident is responsible for their own renter’s insurance in case of personal property, physical property, bodily or guest damages.
3. **NO SMOKING-** to provide a safer, healthier environment for our residents and guest, this property is a NO Smoking Building. Please refer to Smoke-Free Addendum. This includes e-cigarettes, marijuana, vaping and incense burning. The fine for smoking in the building is $250.00.

1. **SHOWINGS** –When you give us notice to move out we will begin showing your place immediately. We will show apartment M- F 9:00 to 6:00 and some weekends.
2. **AIR B&B** – There is no renting your unit out on Air B&B or other sites

 **\_\_\_\_\_\_\_\_\_\_ Initial**

 **23. Complaints & Maintenance -** All complaints, requests and

 maintenance shall be made in writing to irvingproperties@hotmail.com or

 sent to the office. Emergencies such as fire or flood need to be

 immediately reported to the office via email with **URGENT** in

 in the subject line as well as in your tenant portal under Service Issues.

 **24. PLUMBING** – Do NOT flush anything but toilet paper in the toilet. This includes, but is

 not limited to: facial wipes, paper towel, body wipes, baby wipes, pill, floss, tampons

 and any other feminine hygiene products. **Initial**.

**25. AIR CONDITIONING** –If you put a window or portable unit into your apartment, you

are fully responsible for any damages to your apartment and the one below. This may include but is not limited to damages to paint, woodwork, screens and floors. Your AC must be tilted out of the building to allow for proper drainage. Your unit must be

removed no later than October 15th. A $100 fee will be charged if your AC is still in after October 15th. **\_\_\_\_\_\_\_\_\_\_\_\_ Initial**

 **26. SECURITY SYSTEMS** - If you plan to install a security system it must be pre-approved

 and management must have codes to enter.

 **27. Text Messaging** – I give permission to receive text messages. **\_\_\_\_\_\_\_\_ Initial**

Management is not responsible for fire, theft or damage to personal effects etc. in apartment, laundry, storage locker, garage, parking lot or any premises. For your security keep your door locked. No paints, oils, gasoline or any flammable materials will be permitted in apartment or storage area.

**TNVR**- Tenant Notification of Voter Registration is available to you at vote.minneapolismn.gov/outreach/TNVR

**Notice to Vacate Must be in Writing.**

**U of M** needs to have their notice in by March 5th. All leases end no **later than noon on** the last day of the lease.

**All Other Properties**- I understand that the apartment I am renting has a **58 day** notice period and that the notice must terminate the lease on the last day of the month, no later than noon, to coincide with the terms of my lease.

**\_\_\_\_\_\_\_\_\_\_\_\_ Initial**

These rules may be amended or added to at any time, upon thirty-day notice at the discretion of the management. Any infraction or violation can lead to an immediate notice to comply or vacate the apartment.

**By signing this you agree that you have read and**

**understand the terms of the Rules and Regulations.**

Name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Apartment Address \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ #\_\_\_\_\_\_\_\_\_\_\_