

RULES AND EXPECTATIONS

1. There shall be no pets or animals brought into or kept in/on the premises. The fine for this violation of the lease agreement is fixed at \$500.00 and thereafter at \$50.00 per day until the animal has been removed. No visiting dogs or cats will be allowed. It shall be at the discretion of the Lessor whether eviction proceedings shall be enforced. Pets are only allowed at 403 High Street (CATS ONLY), 802 Sixth Street, 640 Eighth Street, 841 Eighth Street, 725 Ninth Street, 733 Manville Avenue, 755 Manville Avenue or 777 Manville Avenue with a \$500.00 nonrefundable pet fee in addition to the normal deposit.
2. If Lessee's rent and deposit are not paid by the first day of the lease, the Lessor will declare the lease agreement null and void. Any monies paid to the Lessor will be forfeited to the Lessor at this time.
3. Security deposits will be made payable directly to the owner and deposited in the owner's checking account. Security deposits will be refunded within 30 days after the expiration of the lease providing Lessee has provided Lessor with a self addressed stamped envelope for forwarding the refund to the Lessee. An itemized statement of deductions, if any, will be included with the refund.
4. A late fee of \$30.00 per person will be assessed on late rent payments after the due date. There is a five day grace period on rent payments. The Rental Office does not send monthly billings. You will accept the responsibility of paying rent on the due date when you sign the lease agreement.
5. A \$35.00 charge will be assessed by our office for each check returned for non-sufficient funds. Generally, a bank will present a check for payment twice before it is returned for non-sufficient funds. You will be assessed a fee from your bank each time your bank rejects your check as it is presented and you do not have funds in your account. We do not control if a bank presents your check one or two times.
6. The premises shall be used by the Lessee as a dwelling for those persons on the rental application and lease only. Any other people found to occupy the dwelling shall be charged at a rate of \$50.00 per day from the beginning of the said occupancy. Any nuisance party report filed by the City of Bowling Green Police Department will be cause for eviction.
7. No one shall receive mail at the apartment or house other than those persons listed on the lease.
8. SUBLEASING will be allowed only with the written consent of the Lessor. There shall be a \$100.00 fee per sublease, which shall be paid at the time the sublease agreement is signed at the Rental office.
9. A \$50.00 per hour charge will be assessed to the Lessee for EACH HOUR the Lessee occupies the premises after the lease has expired. Deposits will only be refunded in the Lessee supplied self-addressed stamped envelope.
10. Lessee shall not make copies of the keys without the express consent of the Lessor. Keys not returned or lost will be charged at a rate of \$20.00 per key, \$75.00 per lock change.
11. No lock out charge will be assessed during the normal business hours providing the Lessee comes to the Rental Office to pick up the lock out key. After business hours, lock out assistance is available through BG Lock and Key at 419-353-7772 or the Brass Key Shop at 419-352-9119. Lessee will be responsible for any charge incurred after business hours for service provided by the locksmith or maintenance staff.
12. No more than 8 persons, including tenants and guests, will be allowed in the apartment, house or on the premises at any one time. Where balconies are involved, no more than 6 people will be allowed on a balcony.
13. Parties involving more than one unit in the building will not be permitted. All parties must be contained within the premises of the rental unit itself. No common areas may be used for any party. In the event the Lessee violates this clause, the Lessor shall assess any damage and/or clean up costs to the Lessee. Any nuisance party report filed by the City of Bowling Green Police Department will be cause for eviction. Absolutely NO KEGS are allowed on the premises.
14. No loitering or smoking will be permitted in the common hallways.
15. It is the duty of the Lessees of the building not to damage or allow reckless damage to occur to public area of the building. The Lessee will be charged for such damage.
16. FURNISHED APARTMENTS - We have limited storage. The Lessor will remove furniture at their discretion providing a removal fee has been paid by Lessee. If a tenant opts to take a furnished apartment but wants it unfurnished, or visa versa, charges could be applied to remove/add furniture. Cost to unfurnish/furnish an apartment (dressers to remain) shall be \$200.00 paid prior to removal. Cost to remove a couch is \$25.00, each living room chair \$15.00, kitchen table and chairs \$25.00, bed \$25.00, desk \$15.00, end tables/stands \$15.00.
17. Lessor shall have the right to make monthly inspections of the premises. The Lessor reserves the right to enter the premises with a 24 hour written notice. Lessor shall have the right to make rules and regulations which will become effective upon notice to the Lessee. These rules may govern the safety and welfare of the parties involved regarding care, cleanliness and condition of the premises for the preservation and good order therein without breaching any terms or conditioned of the lease agreement.
18. Lessee agrees to allow Lessor to enter premises to show the apartment or house to prospective tenants during business hours. A representative from John Newlove Real Estate, Inc. will be present during these showings.
19. John Newlove Real Estate, Inc. offers an after hours answering service to take emergency maintenance calls such as no heat, major water leaks or electrical concerns (no power). We also have an online maintenance request form that is emailed to the rental office. You can also address maintenance concerns by calling the Rental Office during business hours.

20. Lessee shall not make alterations or decorating changes. Lessor shall be responsible for all normal repairs and maintenance to the premises. Rents shall not be adjusted during the interruption or failure of equipment where such is beyond Lessor's control and does not exceed a reasonable time for repairs. Lessor will not be responsible for any damage caused to Lessee's belongings in the unit. Any damage to walls from cork tile, wallpaper, paint, mirror tiles, dart boards, nails, tape, etc. will be charged to the Lessee. Lessee shall not install a satellite dish without the Lessor's consent. Satellite dishes installed without the Lessor's consent will be billed at \$300.00 to the Lessee.
21. Tenants should not do laundry in the bathtub or on the bathroom floor. Balconies shall not be used for drying or airing clothes or for hanging any items on or from. Water damage caused by the lack of a shower curtain or improper use of a shower curtain in the bath tub will be charged to the tenant.
22. Lessee agrees not to display any signs - (beer, street, political, etc.). There shall be no colored light bulbs used on porches that can be seen from the street.
23. Holiday decorations and lights shall not be hung on entry doors, windows or balconies.
24. BLINDS, when furnished by the Lessor, should not be taken down without the Lessor's written permission.
25. Entrance doors to apartments and buildings shall be closed at all times. Lessee agrees that nothing will be taped or written on entry doors.
26. No grills can be used on balconies, porches, in hallways or on steps at any time.
27. No household articles of bulk weight including, but not limited, to water beds, pianos, cement blocks or beams, shall be permitted.
28. Lessee shall immediately report any water and gas leaks or malfunctions in the electrical systems. Lessee shall also report any roof damage or other significant damage to the premises. Lessee shall report any evidence of any insects.
29. Lessor will try to keep any heating and/or air conditioning units in working order, but it is not guaranteed. Lessee agrees that seasonal heating/air conditioning system changes will be made at the discretion of the Lessor. This will take place when it appears best for the comfort of the tenants. Lessee shall report any evidence of insects immediately. It is assumed that units are free of insects at the beginning of a new lease. Lessee shall be responsible for any treatment for insects brought into unit, i.e. - fleas, bedbugs, etc.
30. If the refrigerator has a malfunction, we will repair or replace as necessary, as soon as possible. Lessor shall not be held responsible for any food loss or spoilage from the malfunction of the refrigerator.
31. Lessee agrees to pay for removal and damage caused by any foreign objects from toilets, garbage disposals and drain lines.
32. SMOKE DETECTORS and LIGHT BULBS - A UL approved smoke detector has been installed in the previously mentioned premises in accordance with the existing codes as of the date of installation. This smoke detector has been checked and was functioning properly at the time of inspection. It is your responsibility to periodically test and inspect the smoke detector. YOU ARE RESPONSIBLE FOR REPLACEMENT OF BATTERIES AT YOUR EXPENSE. Replacement of burnt out light bulbs is at the Lessee's expense, with the exception of fluorescent bulbs.
33. Lessee shall be responsible for all things under his/her control including damaged or broken locks, doors, glass and screens. Lessee agrees to pay for repairs or replacement of any missing, damaged or abused parts of furnished appliances, fixtures, carpets, furniture, blinds. Lessee agrees to pay for carpet damaged by hookah pipes/charcoal burner disks.
34. PARKING. It is expressly understood and agreed that the assigned parking spaces at said premises are limited to private vehicles. Lessee shall have no right to store any vehicles, boats, trailers or other personal property in the parking lot. Lessee further agrees that any vehicle owned by the Lessee and remaining on the property at the expiration of the lease may be removed immediately by the Lessor. Lessor shall have full immunity from any damage or cost of removal at the expiration of the lease. Lessee agrees to register any and all vehicles owned by the Lessee at the Rental Office.
35. Lessee shall be responsible for snow and ice removal.
36. In accordance to Supreme court case *Dennis vs. Morgan*, 89 Ohio St. 3d, 417 (2000), the issuance of a three day notice to vacate pursuant to R. C. 1923.04 does not terminate the obligations of the Lessee to the Lessor to pay rent for the remainder of the term or until a new Lessee is secured in the exercise of reasonable diligence.

Rental Agent

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