

Do and Don't

APARTMENT/HOUSE _____

- DON'T**
1. Nail any thing to the walls, doors or windows. I.e. thumbtacks, nails, tape,
 - 1a. Wear of High Heals on or throughout house, heels poke and damage flooring
 2. Staple carpet to floors
 3. Turn Utilities off until you have notified landlord, this includes, electric, water, gas
 4. Bring any Kegs in to or on property with out consent of landlord
 5. Keep or harbor pets of any kind-to include dog, cat, rabbit, snake, bird or large fish
 6. Put furniture on bare floors/vinyl or wood with out protection, coasters, or carpet pads
 7. Let garbage go, empty repeatedly be sure to have a dumpster or regular pick ups
 8. Ever turn heat off in winter or below 50 degree on any thermostat
 9. Replace light bulbs with incorrect type or wattage
 10. Splice phone, or TV cable wires in or outside property
 11. Litter on or around property
 - 11a. Feed or leave food outside for any animal as it attracts rodents, skunks, and raccoons
 12. Forget to keep Stove and Oven clean and safe
 13. Use of grilles on or under closed over porch-careful to prevent fire/melting soffit from heat
 14. Signs or Banners nailed or hung on or outside property with out consent of owner
 15. Place inside furniture outside on property and or porch. I.e. Couches, mattresses, lounge chairs...use of outside furniture is fine.
 16. Leave windows open in heavy rains
 17. Leave doors or windows unlocked when vacating the property, any damages are your responsibility
 18. Put any thing in the **TOILET** other than Toilet Paper and human waste!!!!
 19. Smoking, do not smoke inside-nicotine stains everything can increase cost of excessive wear and tear and fees
 20. Play music or TV to excessiveness and loud (violation of noise ordinance within the Boro of City)
 21. Park in the neighbors parking place
 22. Slam or close hard windows and doors
 23. Burn Candles inside for long periods of time-paraffin leaves a black residue on everything
 24. Put clothes or cover over any existing heating element
 25. Try to heat the house with one baseboard heater, use all units equally
 26. Keep gas grill on or under patio or porch this is a fire hazard!
 27. Throw cigarette butts on ground outside, place in bucket with sand
 28. Throw things out of windows, porches
 29. Deface or draw on any wall, door, window or furniture that belongs to Landlord.
 30. Clog or put in place anything on or near any heating elements
 31. No paint with out authorization from Owner or Landlord.
 32. Drive auto on Lawn or private property without Owners consent
 33. Remove any doors, windows, walls, and cabinets with out prior consent
 34. Bring trampoline on to premises
 35. **FORGET TO MAINTAIN YARD WORK LAWN MAINTENCE DURING SPRING/SUMMER-(if applicable)
FALL/ AND SIDEWALKS IN WINTER BY REMOVING ICE AND SNOW-(if applicable)**
 36. Harbor or bring any pets i.e. Cats, dogs, ferrets in to your apt or house.
 37. Run Furnace or Oil Tank empty...failure to do so will result in a fine of \$75.00 along with a service fee (150gal min must be in tank at all times)
 - 37a. Keep or store automobile with out current license and registration on property
 - 37b. No use of inflatable pools and or trampolines on or around property
 - 37c. No use of make shift or plywood table tops used for drinking games or events (NO-competitive drinking games)
 - 37d. Use of paint ball guns on or around premises, paint stains and can not be removed
 - 37f. Use of persoanl airconditioners with out prior consent from landlord- big safety issue with electricity
 - 37g. Make noise or disturbance of the peace or other noted violations to boro/city ordinances failure to do so can result in a fine

- DO'S**
38. Keep lights off when not in use and replace with the exact bulb provided
 39. Notify landlord in the event of anything not operable or broken inside or outside
 40. Notify Landlord if you intend to have a party
 41. Remove trash regularly and schedule pickup locally
 42. Keep property neat and clean inside and out. Wash windows; vacuum floors, wash walls weekly
 43. Have mail held when on break or vacation
 44. Remember to close windows tightly when using heat system; be sure they are safe and not broken
 45. Close windows in heavy rains
 46. Maintain proper amount of fuel oil (auto fill-up) required
 47. Notify landlord if changes to anything inside or outside are necessary
 48. Notify Landlord of constant popped breakers or fuses.
 49. Pay your water bill on time to avoid late charges
 50. Have automatic fuel oil filled throughout year-no exceptions-proof of purchase necessary
 51. Notify landlord immediately if something goes wrong or becomes a problem. I.e. Water, appliances, heat...
 52. Get Renters insurance it's cheap and can save your valuables in a catastrophe
 53. Maintain yard-cut grass in spring, summer, fall (Maintenance fees available) IF APPLICABLE
 54. Remove snow and ice from Sidewalks and walkways in winter months, (fee charged if not maintained) IF APPLICABLE

We hereby agree to the does and don'ts on this page **FAILURE TO ABIDE BY THESE RULE(S) COULD RESULT IN A FINE OR EXPESE EQUAL (\$10-100) or as much as 2 times the violation PER PERSON** X _____, X _____
X _____, X _____