

RESIDENT RULES

Any unit rented from Quality Concrete Construction is to be occupied by the individual (s) listed on the lease only. Should anyone else desire to move in, the landlord must first be contacted and **written** permission received from the landlord.

City, State and Federal Laws/ ordinances are to be obeyed by tenant(s).

DISTURBANCES (all night parties, loud music, etc.) WILL NOT BE TOLERATED, as every tenant has a right to the “quiet enjoyment” of their apartment.

The tenant(s) must give one month plus one days notice to vacate in writing. For example if the tenant intends to vacate on September 30, notice must be given in writing on August 29th. During the last month of occupancy, the tenant(s) agree to allow landlord to show the property to prospective new tenants and the property must be kept clean and in order.

A 30-day notice to vacate is required; but during the months of November—February a 60-day notice to vacate is requested as a courtesy.

Rental agreement will include a **security deposit**, in the amount equal to the monthly rent. The deposit is **paid in full, prior** to tenant taking possession of the property. The deposit does is **not** considered the rent for the last month of occupancy.

When the tenant(s) vacate, the premises must be left in a **“move-in” condition**. Any costs Incurred by the landlord to bring the property back to the standards when the tenant moved in, plus improvements, will be deducted from the security deposit. This means:

- The unit and all appliances will be clean.
- That all nail holes will be filled and spot painted.
- Any costs incurred by the landlord will be charged to the tenant(s) and will be deducted from the deposit.

All rent is due on the 1st day of the month. Following that time a \$12 per day late fee will be assessed (up to a maximum of \$60.00 per month).

Any returned checks will have a fee of \$25.00 plus any charges incurred by the landlord.

Applicant

Date

Applicant

Date