



## Rules and Regulations

- \* Any complaint from neighbors or police of party activity or excessive noise will result in a fine of \$100.00 for each complaint, and also may result in a written notice to vacate the unit and terminate all tenancy at Alderwood Manor.
- \* Loud playing of stereo music, television or radios is prohibited. Conduct, whether by the tenant(s) or tenant's invitees, which disturb the quiet enjoyment of the premises, is absolutely prohibited.
- \* It is the tenant's responsibility to pay their rent either by mail, dropping it off in the rent drop box at the Landlord's address or payments can be made online at [alderwoodmanorapartments.com](http://alderwoodmanorapartments.com). Cash payments and/or partial payments will not be accepted. Any rent payment made after the 5<sup>th</sup> of the month will be charged a \$35.00 late fee, plus \$5.00/day.
- \* Any guests remaining longer than four days per month will no longer be considered guests and will be ordered to vacate said premises and a \$100 fine will be assessed to existing tenants per instance and/or additional person will be added to the lease and monthly rent will adjust accordingly.
- \* No pets allowed on premises. A fine of \$100.00 will be assessed for every time a pet is found on the property. This includes any visiting pets that do not belong to a current tenant. Visiting pets are NOT allowed. If a pet has been found at your unit an additional cleaning fee will be assessed at move out.
- \* Storage of personal property, i.e., tools, tires, boxes, used furniture, etc., shall not be on patios, landscape areas, around buildings or in the parking areas. The ONLY things allowed on front patios are lawn furniture, bikes, BBQ's, plants, and flowers. Landlord will remove any items from these areas that do not belong at the tenant's expense.
- \* Personal vehicles shall be parked in stall reserved for your unit only. Visitor's vehicles must park in the street, and not park in or block other reserved parking stalls.
- \* Any disabled vehicles shall be immediately removed from the premises. Landlord shall have the right to remove any vehicles from the premises, which are disabled, unlicensed or illegally parked.
- \* All defects in apartment plumbing, appliances, wiring, etc., shall be promptly reported to the landlord. Any damage caused to the unit due to unreported defects will be billed to the tenants.
- \* Lining of kitchen cabinets and drawers will not be allowed. Any thing that could leak or become wet, i.e., plants, candles, glasses, bottles, etc. shall not be placed in any of the window sills.
- \* Please use only picture hooks or small picture nails to hang pictures, mirrors and decorative items on the wall. Repair of damage to walls or ceilings caused by hooks, molly screws or large nails will be charged to the tenant. Do not hang anything on bedroom doors or closet doors.
- \* Any repainting required due to excessive marks, holes, dirt, hanging of Christmas lights, candle or smoke damage, or any other damage, tenant will be charged accordingly for repainting.

\* This premise is designated as a NON-SMOKING property. Tenants and tenant guest must smoke outside away from the building and common areas. SMOKE ODOR shall be cause for deposit forfeiture.

\* Smoking marijuana is strictly prohibited anywhere on property. A fine of \$100 will be assessed per incident and a notice will be referred to CWU Student Rights and Responsibility Department of tenant's or tenant's guest conduct.

\* The landlord will not accept checks for rental payment after the first Non-Sufficient Funds (NSF) check. Tenants agree to pay all future rent with cashier's check or money order. All NSF checks or NSF online payments will be charged a \$45.00 fee.

\* No signs shall be posted in or about the apartment building without written permission of the landlord.

\* All garbage, trash and debris shall be placed inside the dumpster and not be placed on the ground. Such items left on the ground attract rodents, disease and infection. Please keep the dumpster area as clean as possible.

\* Cars are not allowed to be washed on premises. Cars are to be washed at the car wash.

\* Failure to adhere to the above listed Rules and Regulations may result in a written warning, fine, or eviction.

\* Electric Power is to be transferred into tenants name upon move in date, if not by this date keys will not giving out and/or there will be a \$20.00 per day charge until power is transferred into tenants name. Electric Power is to remain on until the last day of the lease agreement regardless of whether tenants are occupying the unit. If the power if is turned off prior to the lease end date a \$75.00 fee will be taken out of deposit refund.

\* Laundry room is provided for residents' convenience. All equipment is coin operated and is used by the resident with the understanding that management does not assume responsibility for failure of this equipment to perform properly or for damage to clothes as a result of its use. The laundry room is open between the hours of 7:00 am and 10:00 pm.

\* Tenants are responsible for guests to comply with all rules and regulations

I have read the above listed Rules and Regulations and fully understand that failure to adhere to them may result in a written warning, a fine, and/or notice to terminate tenancy.

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