

## Rules and Regulations

The above signed agree to adhere to the following Rules and Regulations indicated below. These Rules and Regulations are part Student Housing Lease between B&L Properties and the Student. A violation of any of the Rules and Regulations is a violation of the Lease.

1. **Students will not use an alternate heating sources such as kerosene/electric heaters, space heaters or electric blankets. The use of charcoal or flammable gas grills is also not permitted.**
2. Students will not place or stored items on any windowsills, ledges or balconies, front porch or back yard. Student will not hang laundry or other items from the balconies, windows and common areas. Students will not hang anything from suspended ceiling grid. Students will not drape wires or any other materials through the ceiling grid. No window treatments, awnings, draperies or umbrellas will be installed in the Property. No radio or television reception devices such as antennas and satellite dishes are allowed on the Property. Students will not install shelving, picture hooks, wallpapers, paint or alter the features of the Property, or install any additional, or relocate any of the existing telephone or cable outlets in the Property.
3. Early Move In – in the event Students move into the apartment prior to the beginning of the lease all parts of this lease apply as if the start date had been changed to match their move in date.
4. No Waterbeds, hot tubs or aquariums are permitted on the property.
5. Students are not permitted on any roof or attic of the premises.
6. Student will not install any additional locks to bedroom doors. Hasp locks, barrel locks and pad locks are not permitted on the premises.
7. Toilets and other water apparatus (sinks, washing machines, dishwashers etc) shall not be used for anything other than what they were intended for. Sanitary napkins, tampons, disposable diapers, sweepings, rubbish, rags, paper towels, shot glasses, excessive food matter or any other improper articles shall not be thrown, flushed or rinsed down the same. Responsibility for any damage resulting from misuse shall be borne by the Students. In addition, Students will be charged for any plumbing costs for toilets/drains that are clogged from misuse.
8. Students are responsible for any damage to appliances or furniture beyond normal wear and tear.
9. No weapons of any kind are permitted on the leased premises.
10. No occupants other than those listed on the Lease Agreement will be allowed without prior written permission of owner/agent.
11. Do not remove mini blinds that are provided
12. Students will respect the rights of others in their building and adjacent buildings with regard to noise levels and activity. If the Property Manager receives complaints with regard to the Students, the Students will be: First, warned via email. Second, warned again via email and fined \$150. Should a third violation occur, the Student will receive written notice and will be removed from the premises and this Lease will terminate without refund.
  - a. Quiet Hours are between 1:00am and 6:00am for those Students living in an apartment building.

13. For the purposes of this Lease there may be one individual in the group of Students that represents the interest of the group. The actions or obligations of any individual or number of individuals will be binding on the entire group and shall be fully binding on any of the students of the group, jointly and severally at the sole discretion of the Owner.
14. Students agree to pay a \$200 administrative fee for any disruptive conduct report received by the Owner from the Town of Bloomsburg or from any breach in any section of this Lease agreement. Each breach shall constitute a separate administrative fee. Payment shall be made within 24 hours of verbal or written notice by Owner.
- 15. In the event the Student is joining a group who is returning to their house/apartment from the prior school year, the Student acknowledges that B&L Properties do not clean or do repairs beyond what is required by code. The group of Students they are joining receive the house/apartment back in the same condition that they left it when they moved out for the summer.**
16. In the event the Student does not pay their rent causing the need for B&L Properties to pursue legal action against them. A \$200 administrative fee will be added on to the amount owed in addition to the court costs and legal fees.
17. No glass bottles of any kind, or alcoholic beverages, are permitted outside the premises or in the common areas. Students will be fined \$25.00 each and every time this occurs regardless of the source.
18. Keep patios, balconies and yards neat and free of trash and clutter at all times.
19. Garbage cans, kitchen supplies, ice, laundry, indoor furniture or other articles will not be stored on or under decks, staircases, landings etc. Patio furniture is allowed.
20. A \$25.00 administrative fee is charged for all checks returned to B&L Properties by the bank for insufficient funds or stopped payment.
21. Non Return of Keys: Student will return all keys at Lease termination. If keys and keychain are not returned, the Student will be charged for re-keying of the Leased premises, the mailbox, and the building entrance.
22. Students will remove trash from the premises. **Trash may not be placed in hallways or stairwells.** Mislaid trash will be removed at a fee of \$ 25 per bag. Carpet stains caused by trash will be professionally cleaned at the expense of the Student.
- 23. Smoking is prohibited inside the Property.**
24. Students will remove all furniture and personal belongings upon Lease termination. Items left behind will be removed at the Student's expense. Students will not remove doors to allow passage of furniture.
25. Furniture included in the lease as provided by the landlord MAY NOT be removed from the premises. In the event the Student does not want the bed provided by the Landlord, Student must inform the Landlord of this in writing at least 30day prior to the start date of the lease.

26. If there are bed bugs found in the apartment/house when the students move out necessitating the owners to need to hire and exterminator, the students will be billed \$350 per bedroom needing treatment.
27. Students will become familiar with and observe all posted security regulations and all posted fire escape or evacuation routes and all fire exits. Questions concerning security and fire procedures should be directed to Property Manager without delay.
28. This Lease does not provide for any parking privileges. Parking permits may be obtained from Owner for onsite parking or from the Town of Bloomsburg for use of the municipal lot.
29. Any complaints by Students, except in the case of emergency, must be made in writing to the Property Manager via email. Please use the maintenance request form on our website, [www.BloomsburgStudentHousing.com](http://www.BloomsburgStudentHousing.com).
30. We use the address you give us for your parents as your home address and this is the one we use for all mailings, i.e security deposit returns, invoices etc.
31. Students will respect the personal safety and property of others. Students may not prop open building entrance doors to allow access to non-Students. Students will not prop open the fire-rated doors to hallways or stairways. Students will not tamper, in any way, with safety devices provided throughout the building. These include: Smoke detectors, Heat detectors, Horn/Light units, Back-up lighting, Fire extinguishers, security cameras and Alarm system panel. Also included, are the self-closing devices attached to the doors at the front and rear of each hallway and building entrances.. If such tampering occurs, charges will be filed with the local authorities under provisions, which prohibit "Risking a Catastrophe". In addition, the Student will be removed from the building, and this Lease will terminate without refund.
32. If there are common areas in your building then each apartment is responsible for the 15 ft. of hallway/common area in front of their door. You are responsible to keep it free of trash and debris. You are also responsible for holes/marks on the walls. So if people are partying in front of your door please ask them to go party in front of their own door, because you will be responsible for any damage done.

<b>Students # 1</b>	<b>Student # 2</b>
<b>Date</b>	<b>Date</b>
<b>Students # 3</b>	<b>Student # 4</b>
<b>Date</b>	<b>Date</b>
<b>Students # 5</b>	<b>Student # 6</b>
<b>Date</b>	<b>Date</b>
<b>Students # 7</b>	<b>Student # 8</b>
<b>Date</b>	<b>Date</b>
<b>Students # 9</b>	<b>Student # 10</b>
<b>Date</b>	<b>Date</b>