

Addendum to residential lease for

Rules and regulation

These rules and regulations are incorporated into and made a part of lease/rental agreement and effective as of _____

These rules and regulations have been adopted to secure your comfort and safety, while maintaining a quality living environment.

1. Rent payments, whether whole or partial, which are five (5) days delinquent cause administrative expenses to the Landlord. A LATE PAYMENT FEE WILL THEREFORE BE CHARGED ON ALL RENT UNPAID AS OF THE 6TH DAY OF THE MONTH OF DELINQUENCY. CHECKS RETURNED BY YOUR BANK AS "NOT PAID" FOR ANY REASON WILL BE SUBJECT TO A \$50.00 CHARGE. THE RENT SHALL BE DECLARED OWING FROM THE DATE FIRST DUE AND ALL LATE CHARGES SHALL BE ENFORCED. NO EXCEPTIONS WILL BE MADE TO THIS RULE
2. Tenants shall perform no redecoration, maintenance repairs or replace equipment without the written approval of the Landlord.
3. Profane, obscene or loud language is absolutely prohibited on the Premises. Tenant obligates himself and those under him, not to do or permit to be done anything that will annoy, harass, embarrass, discommode or inconvenience any of the other tenants or occupants in adjoining premises.
4. The use of musical instruments, radios, televisions, stereos and tape recordings shall not be operated so as to harass, annoy or inconvenience any other tenant. Quiet hours between 11:00 o'clock PM until 8:00 o'clock AM will be enforced.
5. Tenants shall have no dogs, cats, or other animals on the premises without written permission of the Landlord.
6. No person shall congregate, lounge, play, sit or obstruct any entrances, stairs or porches.
7. No Tenant or Tenant's guests shall consume alcoholic beverages from the front porches or yard areas.
8. Tenants shall be responsible for damage done to seeded areas grass, shrubs and trees around the building, such as digging, uprooting, trampling, etc.
9. Tenants shall not throw or sweep any items or debris from any window or door.
10. No barbecues or open fires are permitted on any wooden porch or balcony.
11. The rented premises shall be used and occupied only as a private residence and no business of any kind shall be conducted from them.
12. ONLY OCCUPANTS LISTED ON THE APPLICATION FOR TENANCY AND LEASE SHALL OCCUPY THE APARTMENT. ANY DEVIATION FROM THIS SHALL AUTOMATICALLY TERMINATE THIS LEASE/RENTAL AGREEMENT.
13. Tenant shall not store any combustible, flammable or explosive substance on or about the premises.
14. Tenant shall not make any changes in electrical wiring nor overload the electrical systems nor run any exposed wires for electrical appliances or fixtures in violation of the building code or any ordinance where said premise is located.
15. No additional or replacement locks of any type will be installed on any door without the written permission of Landlord.
16. Tenants shall keep basement area free of debris, trash and clutter. All items shall be kept clear of hot water heaters, furnaces, electrical panels and plumbing systems.

17. No garbage or other refuse shall be stored on the premises for extended periods of time. All garbage and refuse shall be disposed of in a timely manner in places provided by the City of Philadelphia or other jurisdiction.
18. No signs, notices or advertisements shall be attached or displayed by tenants on or about the premises.
19. No tablecloth, dust cloth, towels, rugs/carpets or articles of clothing shall be hung or shaken from any window, door or porch.
20. All goods, articles, merchandise, provisions, furniture, trunks, boxes, barbecue pits, bicycles, motorcycles, bay carts, and wheeling chairs shall not be permitted to remain in the general halls, landing, entrance, court yards or porches.
21. The following items shall not be considered as natural wear and tear to the premises but shall be considered as damage to the premises and subsequently the cost of repair will be deducted from any security deposit.
 - A. Holes in walls and woodwork.
 - B. Careless care of paint in the apartment.
 - C. Spray painting or marking on interior/exterior walls.
 - D. Damage to carpeting, utility pipes, wiring, plumbing, light fixtures, or any other fixture or appurtenances, walls floors or ceilings.
 - E. Damage done to seeded area and shrubs around apartment such as digging, uprooting, trampling, etc.
 - F. Water damage caused by overflow of kitchen/bathroom sinks, bathtub, wash machine or by failure to close windows or doors during inclement weather, thereby exposing interior of apartment to elements.
 - G. Broken windows/glass: windows, storm windows, storm doors, etc...
 - H. Failure of tenant to leave apartment and appliances clean upon termination of this lease/rental agreement.
 - I. Failure of tenant to regularly clean and maintain carpeting.
22. INVOLVEMENT IN ANY ILLEGAL DRUG ACTIVITY WILL BE AUTOMATIC GROUNDS FOR TERMINATION OF THIS LEASE/RENTAL AGREEMENT. THIS RULE WILL BE STRICTLY ENFORCED, WITH NO EXCEPTIONS.
23. Tenant shall keep the window glass clean at all times and shall not cover any window in any manner which, in the opinion of Landlord, detracts from the appearance of the apartment building. Tenants shall observe all rules and regulations, which may be hereafter set forth by the landlord in reference to the use of the premises leased/rented here, in addition to these rules and regulations set forth herein. Landlord reserves the right, at their sole option, to amend or revoke any of these rules or regulations, in and all such amendments, revocations, or new rules and regulations shall become a part of this lease/rental agreement as of their effective date. Violation of these rules or regulations, or any part of them, by the tenant will be just cause for the landlord to invoke the remedies enumerated in the lease/rental agreement in regards to these rules and regulations or to declare a forfeiture of the lease/rental agreement as in any case of forfeiture.
24. Any notice as to amending or revoking any of these rules or regulations in whole or in part, or to adopt new ones, shall be effective upon notice of same being sent to the tenant by the landlord in the form as set forth in this lease/rental agreement for serving of notices by landlord on tenant, or some may in addition thereto, become effective, upon the date same are posted online at www.trustartrealty.com or at or near the place set up for the mail boxes in the apartment building in which the demised premises are a part.
25. If for any reason Tenant gets locked out of his/her unit. Tenant covenants to pay to the Landlord \$100.00 for request of service of unlocking doors to the said premises between the hours of 9:00am and 6:00pm. This service may not be available at all times. Any afterhours request shall be done to a locksmith service company (as American Lock Service at (215) 535-4222).

26. Tenant shall keep the premises clean of garbage and put garbage out ONLY on designated day and time by the City. In the event if fine is received from the City for code violation for littering. The fine will be split between ALL TENANTS in the building.
27. Tenants will not install any aerial or antenna, and they will not erect or use any radio transmitters in the premises without both appropriate filters and prior written permission from Landlord.
28. Tenants will use toilets, tubs, and sinks only for their primary purpose and will never use them to dispose of sweepings, rubbish, rags, garbage, sanitary napkins, or other items likely to clog them. Tenants are liable to pay Landlord for any expense it incurs for repairing damage (including unclogging toilets and drains) caused by Tenants, their guests, or invitees.
29. Tenants will perform reasonable housekeeping in their premises to maintain them in a clean, neat, and sanitary condition.
30. Smoking is not permitted at any time in the building, including entrances, driveways, all grounds, and including the premises
31. Landlord provides light bulbs for all fixtures at the beginning of the Lease term. Tenants will replace light bulbs in all lighting fixtures in the premises during the Lease term and will leave working light bulbs in all lighting fixtures at the end of the Lease.
32. Tenants must use blue recycling bins provided by the City of Philadelphia. You can get a bin for free by filling out application at <http://www.philadelphiastreet.com> and picking it up from one of the city recycling bins pick up locations.
33. In case of emergency Tenants should call 911.
34. As a part of your lease we include Resident Benefit Package at additional monthly fee. You can find more information in Tenants Handbook or our website.
35. Third-party vendors and Tenants coordinate the service call jointly. If you fail to keep a scheduled appointment with a vendor, you are responsible for the cost of the service call which vary by vendor and minimum of \$85.
36. Pools, water beds, and fish tanks/aquariums are strictly prohibited on the premises. Tenants are not allowed to install, use, or maintain any such structures or features without prior written consent from the landlord.
- 37. All work orders, repair requests and/or any communication with the landlord should be made in writing through Buildium Resident Center account or by mail at 1101 Foulkrod St 1F, Philadelphia PA 19124.**

We, the undersigned, state that we have received these Rules and Regulations, that we have had a chance to read them, and that we understand them. We understand that these Rules are a part of our Lease, and we agree to comply fully with all of the requirements of our Lease, including these Rules and Regulations.

Dated: _____

Tenant