

Rules and Regulations

Exhibit A

GENERAL

1. This agreement is an addendum and part of the rental agreement between Manager and Tenant.
2. New rules and regulations or amendments to these rules may be adopted by Manager upon giving thirty (30) days notice in writing. These rules and any changes or amendments have a legitimate purpose and are not intended to be arbitrary or work as a substantial modification of Tenant rights. They will not be unequally enforced. Tenant is responsible for the conduct of guests and the adherence to these rules and regulations at all times.
3. When the Tenant has a new phone number or email address, they must communicate this information to the Manager.
4. The apartment shall be occupied only by persons listed on the lease applications. In no event may any person not specified in the lease remain as a guest overnight in said leased premises for more than seven (7) nights in any six (6) month period.
5. Bicycles, motorcycles or scooters may be parked only in designated areas. They may not be parked on sidewalks, on patios, in stairwells, or laundry rooms. Boats, trailers, recreation vehicles and trucks over one ton in size may not be parked on the premises. Cars without current plates or in an otherwise inoperable condition will be considered abandoned and towed away at owner's expense.
6. Lessee(s) may sublet his/her apartment only with approval from Champaign Apartments, LLC and lessee(s) must pay a sublet fee for services rendered. Failure to obtain a sublet fee approval is a violation of your lease and may result in legal action.
7. Lessee may not change the door lock or add another lock without prior written consent from manager.
8. Each unit has its own heating and air conditioning controls. Always leave the heat on during the cold weather season. If lessee plans to be gone during the cold season weather, heat must be left on to maintain a minimum temperature of 60 degrees. This is necessary to avoid frozen water pipes. If Lessee neglects to set the thermostat to this minimum, and damage from frozen pipes occurs, Lessee will be charged for the cost of any repairs.
9. The security deposit is required to protect the Lessor against damage to and abuse of the property as well as to ensure performance of the terms of the lease. The deposit will be used to repair and/or clean the premises, or to satisfy unpaid rent or other service charges. The deposit remaining after satisfaction of the above will be refunded within 45 days after the apartment has been vacated.
10. The lessor reserves the right to demand any payments in cash, certified check or money order at any time at Lessor's sole discretion. Upon issuance by Lessor to Lessee of a statutory 5-day notice for delinquent rent, the Lessee will, in fact require payment by cash, certified check or money order for such rent charge.

NOISE AND CONDUCT

1. Tenants shall not make or allow any disturbing noises in the unit by Tenant, family or guests, nor do, nor permit anything by such persons, which will interfere with the rights, comforts or conveniences of other persons.
2. All musical instruments, television sets, stereos, radios, etc., are to be played at a volume which will not disturb other persons.
3. The activities and conduct of Tenant, Tenant's guests and minor children of Tenant or guests, outside of the unit on the common grounds, parking areas, or any recreation facilities must be reasonable at all times and not annoy or disturb other persons.
4. No lounging, visiting or loud talking, that may be disturbing to other Tenants will be allowed in the common areas at any time.

CLEANLINESS AND TRASH

1. The unit must be kept clean, sanitary and free from objectionable odors.
2. Tenant shall assist management in keeping the outside common areas clean.
3. No littering of papers, cigarette butts or trash is allowed.
4. No trash or other materials may be accumulated which will cause a hazard or be in violation of any health, fire or safety ordinance or regulation.
5. Garbage is to be placed inside the containers provided and lids should not be slammed. Garbage should not be allowed to accumulate and should be placed in the outside containers. Recyclable waste should be placed in the marked recyclable bins. Trash not properly disposed of will result in a \$20.00 charge per occurrence.
6. Furniture must be kept inside the unit. All personal belongings must be kept inside the unit, or in storage areas approved in writing by Manager. In patio and deck areas tenant may keep attractive outdoor furniture as approved by the Manager.

Any items outside the unit (unless approved in writing) are subject to removal by Manager. Tenant may be charged for the cost of removal.

7. Articles are not to be left in common areas.
8. Clothing, curtains, rugs, etc. shall not be shaken or hung outside of any window ledge or balcony.

SAFETY

1. All doors must be locked during the absence of Tenant.
2. All appliances, except refrigerators, must be turned off before leaving the unit. Note: heating systems should always be left on during cold weather to prevent frozen water pipes.

3. When leaving for more than five (5) days, Tenant shall notify management how long Tenant will be away.

4. If someone is to enter Tenant's unit during Tenant's absence, Tenant shall give management permission beforehand to let any person in the unit and / or provide the name of person or company entering.

5. The use or storage of gasoline, cleaning solvent or other combustibles in the unit is prohibited.

6. The use of charcoal barbecues is prohibited unless consent is obtained from Landlord/Manager. No grills are allowed within 20 feet of building.

7. No personal belongings, including bicycles, play equipment or other items may be placed about the building.

8. Children on the premises must be supervised by a responsible adult at all times.

9. Candles may not be burned in bedrooms. Candles used in common areas must be attended at all times.

10. Waterbeds are not permitted on the property without express written consent of Manager.

Lessor: _____ Date: _____

Lessee(s): _____ Date: _____

_____ Date: _____