

## JSM Rules and Regulations

1. Lessee agrees that he/she is responsible for his/her guest(s)' behavior and any damages caused by his/her guests.
2. Lessee agrees not to flush ANY item down the toilet or sinks that could cause it to become clogged. If it should be necessary to have JSM Maintenance or a plumber unclog any toilet or sink, lessee shall be charged for the maintenance call.
3. Lessee agrees not to hang or allow laundry on balconies nor on windows and not to allow balconies, hallways or stairways to be used for storage.
4. Lessee agrees not to cause nor permit any loud boisterous noises that would be objectionable to other persons or the lessor. All radios, televisions, stereos, etc., shall be kept at a minimum noise level at all times, especially between the hours of 10pm and 9am.
5. Lessee agrees not to permit nor allow any rubbish or waste material to accumulate in or about the premises. Lessee also agrees to place all trash in the provided outdoor dumpsters. Failure to do so will result in monetary fines.
6. Existing locks shall not be changed or new locks installed on the premises without the written consent of the lessor.
7. Lessee shall not access nor allow any person to access the roof of any building at any time.
8. Lessee agrees to keep the temperature within the premises at a minimum of 65 F from October 1<sup>st</sup> through March 31<sup>st</sup> during the lease term to ensure that pipes do not freeze.
9. Lessee shall not store any items on or near heating or water heating units.
10. Lessee agrees that he and his guest(s) shall not behave in or around the premises in a manner that places the building, personal property or other people in danger of injury or destruction or cause undue noise or disturbance. If lessee or his guest(s) drop or throw anything out of the unit or over the building balconies, all tenants in the unit will be subject to eviction.
11. Lessee shall be responsible for any damages resulting from the failure to comply with any rules or regulations as specified above.