

## **EXHIBIT A - RULES AND REGULATIONS**

1. **SMOKING.** Tenant shall not permit anyone to smoke in the HOME at ANY time.
2. **PEST CONTROL POLICY.** Tenant shall keep the Property in a safe and sanitary condition and promptly notify the Property Manager of any unsafe or unsanitary conditions on it. Property Manager may periodically inspect the Property and take all necessary measures to cure unsafe or unsanitary conditions.
3. **INTERIOR.** Tenant shall keep the interior of the leased premises clean, free of pests, safe, healthy, habitable, and in substantially the same condition as existed when the Tenant took possession of the leased premises.
4. **YARD / EXTERIOR.** Tenant shall keep the yard and all exterior areas clean of debris and free of pests or, failing to do so, shall reimburse Property Manager for costs. Should Tenant be responsible for care of lawn or landscaping, Tenant shall be deemed in violation of this item if the height of the grass in the main section and on the edges exceeds four (4) inches at its highest point, and bushes exhibit more than six (6) inches of new growth. This will require regular mowing and pruning/trimming at least twice a year. Tenant is responsible for keeping the crawl space door closed and secured.
5. **NOISE / PUBLIC NUISANCE.** Tenant shall not make loud or disturbing noises.
6. **PARKING.** Tenant shall not park an automobile in an unassigned parking space, allow automobile oil to drip on parking surfaces, undertake multi-day automobile repairs outside of an enclosed garage, or leave non-operating automobiles parked on the Property or adjacent streets. Property Manager may remove any automobile incorrectly parked, maintained, or non-operative for 30 days.
7. **KEYS & LOCK-OUT POLICY.** Tenant shall not change or install locks on the Property. Property Manager shall furnish Tenant two sets of original keys for each outside door lock to the residence. Upon demand, Tenant shall return all keys to the Property Manager or pay \$15.00 per key set and \$50.00 per lock to change locks. During normal business hours, Tenant may borrow a key from the Property Manager and, if that key is not returned that day, Tenant shall be liable for a \$150.00 lock-out fee. Outside normal business hours, Tenant may request an emergency maintenance call, pay a \$200.00 lock-out fee and the Property Manager shall make a special trip to open the door.
8. **LIQUID-FILLED FURNITURE.** Tenant shall not permit anyone to keep liquid-filled furniture on the Property.
9. **DAMAGES.** Tenant shall not permit anyone to intentionally or negligently damage the Property or, failing to do so, shall reimburse Property Manager for costs.
10. **ALTERATIONS.** Unless otherwise permitted in writing, Tenant shall make *no* alterations to the structure or fixtures of the Property. This includes the installation of satellite dishes or other fixtures attached to the exterior of the home or located on the property.
11. **PLUMBING.** Tenant shall not place in the water system on the Property any liquids or solids (including cooking grease) that are not water-based, except those that are specifically intended for such disposal or, failing to do so, shall reimburse Property Manager for costs.
12. **SMOKE DETECTORS.** Tenant shall test (by pressing the "Push to Test" button for at least 5 seconds) any smoke detectors on the Property within one hour of moving in and at least monthly thereafter. Tenant shall promptly give Property Manager if the smoke detectors ever fail to properly sound.
13. **ALARM SYSTEM.** Tenant may make use of any alarm system on the Property; however, Property Manager makes no real or implied guarantees regarding the safety or utility of the system. If the system is battery-operated, Tenant shall be responsible for periodically testing it. If the system requires a monitoring service, Tenant shall be responsible for setting up and paying for the service. Furthermore, Tenant assumes all responsibilities involving the system and agrees to release from all liability and forever hold harmless the Property Manager for any losses involving proper or improper use of the system.

