

APARTMENT RULES

Apartment Rules and Regulations For Fitch Manor & Spring St Apartments

12-1-2010 to Oct-1-2014

General:

- 1. This agreement is an addendum and/or part of the rental agreement between Landlord/Manger and Tenant. If you have a lease, this is an addendum to lease.**
- 2. New Rules and Regulations, or amendments to these rules may be adopted by Landlord/Manger upon posting to www.svend.com/fitch/. 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 time.**
- 3. If you are given the privilege of having a dog, here are a few things that are essential: 1) Dogs CAN NOT ever be tied up outside your unit. 2) Dog waste must be immediately picked up 3) Any aggressive action toward any person on the property will mean immediate loss of privilege to have dog, and it must be removed from property.**
- 4. When the Tenant has a new phone number, or E-Mail address, they must communicate this information to the Landlord/ Manage **immediately**.**
- 5. No one is allowed to move in with you or stay with you for more than 5 days without Landlord approval. If you want a new room mate, an application must be filled out and approved first.**
- 6. move ins: Please call PSNH to set up your electrical account for the day you get the key.**

- 7. move outs: Leave the apartment clean and with it totally empty. Make sure the only trash left is kitchen size garbages and place in dumpster.**
- 8. Fitch does not allow smoking in apartments. Outside is ok with a sand filled butt can.**
- 9. Pests - if you bring them in, you pay to get them out. That is NH Law.**
- 10.No work can be performed at my properties inside or outside property, i.e., baby sitting, day care, working on cars, etc**
- 11. People who pay rent weekly MUST notify me each friday that payment has been made.**

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 right, comforts, or conveniences of other persons.**
- 2. All musical instrument, TV's, stereos, radios, etc., are to be played at a volume which will not disturb other persons. **Dog barking will not be tolerated. Yelling in the common area's will not be tolerated.****
- 3. The activities and conduct of Tenant, Tenant's guests and minor children of Tenants, or guests, outside of the unit on the common grounds, parking areas, or any recreation facilities must be reasonable at all time and not annoy, or disturb other persons.**
- 4. No lounging, visiting, or loud talking, that may disturbing to other Tenants will be allowed in the common areas at any time.**

CLEANLINESS AND TRASH:

- 1. Your apartment must be kept clean, sanitary and free from objectionable objects.**
- 2. Tenants shall assist management in keeping the outside of common areas clean.**
- 3. No littering of papers, cigarette but, 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. The Fire Dept. will be visiting for violations regularly.**
- 5. Garbage is to be placed inside the container (dumpster) provided. Garbage should not be allowed to accumulate and should be placed in the outside container (dumpster) on a daily basis.**
- 6. Furniture must be kept inside the unit. All persons belongings must be kept inside the unit, or approved in writing by Landlord/Manger. Any items outside the (unless approved in writing) are subject to removal by Landlord/Manger. Tenant will be charged for the cost of removal.**
- 7. Articles are not to be left in the common areas.**
- 8. Clothing, curtains, rugs, towels, etc. shall not be shaken, or hung outside of any window, railing or ledge.**
- 9. No objects like tires, rims, children's toys, are to be left outside unless placed in a plastic mini storage unit purchased at your expense.**
- 10. No campers, RV's, etc without landlord permission**
- 11. If you have anything other than kitchen trash bags, you can take those items to the Claremont Transfer station in Claremont or Gobin transfer in Newport NH. Go to city hall to get stickers. Do not place next to dumpster. THIS IS FORBIDDEN**

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.**
- 3. When leaving for more than five (7) days, Tenant shall notify management how long Tenant will be away.**
- 4. If someone is to enter Tenant's unit during Tenants 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 or out the unit is prohibited.**

- 6. The use of charcoal or gas barbeques is prohibited unless consent is obtained from Landlord/Manger.**
- 7. No personal belongings, including bicycles, play equipment, motorcycles, ski-doo's, any motorized 2 wheel vehicles unless it is a registered motorcycle above 250CC may be left on the property using your 1 designated parking space.**
- 8. Children on the premises must be supervised by a responsible adult at all times.**
- 9. Candles may not be burned in bedrooms.**
- 10. No unregistered vehicles are allowed on property.**
- 11. Do not install an Air Conditioning unit in window without checking with us first, so we make sure the electrical outlet can handle it. This is a fire issue.**

MAINTENANCE, REPAIRS AND ALTERATIONS:

- 1. If the unit is supplied with a smoke detection device(s) upon occupancy, it shall be the responsibility of Tenant to regularly test the detector(s) to ensure the device(s) is in operable condition. Tenant will inform management immediately, in writing, of any defect, malfunction, or failure of such smoke detector(s). Tenant is responsible to replace smoke detector batteries, if any, as needed unless otherwise prohibited by law.**
- 2. Tenant shall advise management, in writing, of any items requiring requiring repair (dripping faucets, light switches, etc.) Notification should be immediate in an emergency, or for normal problems within business hours. Repair requests should be made as soon as the defect is noted.**
- 3. Service requests should not be made to maintenance personnel.**
- 4. Cost of repair, or clearance of stoppages in waste pipes, or drains, water pipes, or plumbing fixtures caused by Tenant's negligence, or improper usage are the responsibility of Tenant. Payment for corrective action must be paid by Tenant on demand.**
- 5. No alterations or improvements shall be made by Tenant without the consent of management. Any article attached to the woodwork, walls, floors, or ceiling shall be the sole responsibility of Tenant. Tenant shall be liable for any repairs**

necessary during, or aft residency to restore premises to the original condition. Glue or tape shall not be used to affix pictures of decorations.

RENT PAYMENTS: Citizens Bank Preferred

Deposit checks, or rent cash at Citizens Bank on Pleasant St. in Claremont. The Account numbers are:

Fitch: 3308-418-764

Spring: 33109-59-165

Keep your receipt.

Mail checks, or money order only to:

Svendsan Estates

86 Briarcliff Road

Gilford NH 03249

DO NOT mail cash!! (Since there is no way to give you a receipt)

NOTE: If you use the options of Direct Deposit, or Deposit at the bank you must E-Mail Svend or text Svend the SAME DAY and tell me the amount so I can put your rent into my rent tracker and make sure you get credit!! E-Mail: Svend@svend.com Call/Text: 603-996-1060

THINGS TO KEEP IN MIND:

- **There is a \$35 fee on monthly rents after four (4) days **(and every 4 days you are late)**, and a \$25 fee on weekly renters after three (3) days **(and every 3 days you are late)**.**
- **Weekly rents are due on the Friday of each week. **Monthly rents are due on or before the 1st of each month.****
- **No one can move in with you WITHOUT our permission FIRST and a new application made out.**
- **Each Tenant gets ONE parking space near their door/apt. Any other cars and guests must NOT park next to the building on all four (4) sides of the property.**
- **The dumpster is for kitchen trash bags only. Any big items like TV's, A/C units, furniture, tires, etc. must be hauled**

away by YOU. (\$45 fee if seen putting other items near the dumpster) **Strictly Enforced!!**

- **Quite Time is after 9 PM in summer and 8PM in winter.**
- **There is a \$30 fee if you get locked out of your apartment and need us to get you in.**
- **Your front door area must be clean (no shovels, trash, sleds, etc., etc. Flower pots are fine. (\$45 fee) trailers, boats,basically anything.**
- **Your pet poops **MUST** be cleaned up upon dropping. (\$45 fee and pet removal)**
- **No pet is allowed to wander around the property unattended. (Pet Removal by city)**
- **Non-payment of any rents is reported to the Landlord Connection Service. (which other Landlords will see)**
- **Unregistered vehicles are not allowed. This includes all vehicles, mopeds, trailers, minibikes, etc. No tires or rims or automotive parts can be stored on property**
- **No gas or flammable items can be stored on property inside or outside.**
- **If you need any paperwork filled out, have City, or Agency E-Mail me at: svend@svend.com**
- **Last but not least. Currently my apartment manger is Peter K. He should be given the **UTMOST RESPECT** by all. Peter is there to help tenants, to fix problems, to make life easier for everyone. If he delivers a notice to you, then that comes from **ME!** not Peter. He is only the messenger, so never give him problems, contact me! **Disrespect to Peter, will not make me happy! Be forewarned.****

The undersigned Tenant(s) acknowledge(s) having read the understood the foregoing, and receipt of a duplicate original. It is understood that when you filled out our rental application before you moved in, that you read these rules and will abide by them. The rules are updated periodically, and you are required to check them out at least quarterly at <http://www.svend.com/fitch/apartment-rules.html>

All adults must sign.

MANAGEMENT: OCT, 2014

Tenant 1

Tenant 2

Tenant 3

Date