



RULES AND REGULATIONS

Please read and initial each item:

Applicant proposes to lease (address) _____, beginning on the _____ day of _____, 20____ for _____ months, for _____, payable in monthly installments in advance, on or before the 1st day of each month. LESSEE agrees that a ten percent (10%) late penalty, due immediately and in full will be added to the monthly installment if payment is not received by LESSOR on or before the 5th day of each month. Should the 5th fall on a Sunday rent is late on the following Monday at 1:00 pm. Should the 5th fall on a national Monday holiday the rent is considered late on Tuesday at 1:00 p.m. There are NO EXCEPTIONS for late fees.

_____ A Deposit in the amount of _____ is due immediately once the application is approved. It is based on credit and information obtain in the application packet. The deposit will be held by the LESSOR at First Advantage Bank in Clarksville, TN. The deposit is to be used by LESSOR to apply toward payment for any damages to the property beyond ordinary wear and tear, and damages resulting from non-performance of any condition of this agreement by the LESSEE.

_____ LESSEE shall promptly notify LESSOR in writing of any accident to or defect in the roofs, outer walls foundation, water pipes, gas pipes, electric light wires, appliances and smoke detectors in order that LESSOR may make the necessary repairs, and; LESSOR shall not be liable for damage or costs due to the temporary breakdown or discontinuance of same. The LESSEE understands that they are responsible for all minor repairs and damages due to act or neglect, to include but, not limited to sewer stoppage, loose door knobs, broken windows and doors, smoke detectors, leaky faucets, and drains, grass cutting(if applicable), trimming and weeding of landscaped beds (if applicable). The LESSOR is responsible for only those large repairs associated with roofs, outer wall and replacement of appliances when applicable. The intent of this part of the Lease is to create an agreement whereby the LESSOR is responsible for the normal major upkeep of the structure/building/premises, and LESSEE is responsible for the normal minor upkeep of the structure/building/premises as may apply. In instances where the LESSOR furnishes water to the LESSEE, the LESSEE agrees to pay additional charge should they obtain water-using appliances, which do not conform to amenities provided. LESSEES will provide their own electricity and/or gas service.

_____ A non-refundable Pet Fee of THREE HUNDRED DOLLARS (\$300.00) is payable upon execution of Lease. As well as a \$15.00 monthly fee. All Pet Authorizations are made on a case-by-case basis and limited to two pets per unit. The fee and written approval by Property Management must be obtained BEFORE any animals are allowed on the premises. This also applies to pet sitting at any time for any amount of time. RESTRICTIONS:



puppies, Rottweilers, Dobermans, pit bulls, chows or any mixed breed combinations of these breeds are a STRICTLY PROHIBITED. Any animal deemed to have a vicious propensity will not be allowed. Please refer to the Pet Authorization Form for further details. THE PET POLICY IS STRICTLY ENFORCED.

_____ LESSEE is required to furnish utilities on a continuous basis throughout their tenancy. If utilities are disconnected due to lessee's nonpayment then lessee will be responsible for reconnect fee as well as any damages caused due to utilities being turned off.

_____ LESSEE will receive written CLEANING and CLEARING instructions when notice is received or given to vacate. The LESSOR will schedule a walk through with LESSEE to identify any issues and damages. Should utilities be required to correct tenant deficiencies and/or damages and services, LESSEE will be liable for connection and usage fees.

_____ Two sets of keys to the property will be furnished. All keys must be returned to Miller & Miller Properties 363 Hwy 149, Clarksville, TN 37040 upon termination or vacating of occupancy. LESSEE is required to pay a \$60.00 fee to rekey all door locks after vacating the property. The \$60.00 will be deducted from security deposit.

_____ LESSEE is required to pay a cleaning/carpet cleaning fee of \$150.00 after vacating the property. The \$150.00 will be deducted from security deposit.

_____ Should a lease be completed, the Lessor acknowledges the right of LESSEE to entertain friends and to have parties and guest but requires that perfect order and tranquility prevail. LESSEE, members of LESSEE's family and LESSEE's guest shall at all times maintain order in the property and at all places on the premises, and shall not make or permit any loud, improper or boisterous conduct or otherwise disturb the comfort or interrupt the sleep of other LESSEES.

_____ The driveways, sidewalks, courts, entry passages, stairs and halls shall not be obstructed or used for any purposes other than ingress and egress. Bicycles and such other vehicles shall not be brought into any building or onto the lawn, nor be allowed to obstruct the driveways, sidewalks, court yards, entry passages, stairs, and halls or be placed/stored in maintained or landscaped areas.

_____ Only LESSEE, their families and invited guests, accompanied by LESSEE, may use the swimming pool and other recreation and club facilities, if any, provided by LESSOR, either on or off the premises. All such facilities may be used by such persons only in strict compliance with the supplemental rules and regulations from time to time adopted by LESSOR with respect to each of said facilities; supplemental rules and regulations may from time to time be amended.



_____ Windows and doors shall not be obstructed or covered. Nothing shall be thrown out of windows or doors. LESSEE must exercise care and caution about leaving windows or doors open during inclement weather. LESSEE shall be liable for any damage to the interior to include, but not limited to; paint, plaster, cabinets, carpets, floors, walls, doors, trim or to any parts of the premises resulting from failure to exercise reasonable care. Waterbeds are prohibited.

_____ All windows, glass, doors, locks and hardware should be kept and maintained in good repair. Any damage shall be reported to LESSOR immediately. The cost of the repair or replacement is borne by the LESSEE if due to tenant act, neglect or fault.

_____ Lavatories, sinks, toilets, and all water and plumbing apparatus shall be used only for purposes for which they are constructed. Sweepings, rubbish, rags, ashes, or other foreign substances shall not be

Clothing, sheets, etc. shall not be hung from windows, rails, or porches. All airing and drying of such articles shall be done places specifically provided (if any).

_____ LESSEE will place all trash and garbage in sanitary containers on the exterior (outside) of dwelling and haul any and all debris, including, but not limited to; trash, boxes, furniture, garbage, litter, discarded items, that cannot be placed in containers.

_____ All radios, televisions, sound systems, media equipment, etc. must be turned down to a level of sound that does not annoy or interfere with other LESSEES or neighbors sleep. No band instruments (saxophone, trumpet, etc.) shall be played on the premises at any time. No music lessons, either voice or instrumental shall be permitted on the premises at any time.

_____ Adequate parking is provided by the LESSOR as a service to the LESSEE. Parking of racecars or storage of vehicles that are not operable is prohibited. Parking of motorcycles in other than designated vehicle parking areas is prohibited. Parking of boats, trailers, recreation or commercial vehicles in other than designated parking areas (if provided for these specifically) prohibited. LESSEE agrees that LESSOR has the right to remove/tow such vehicles at LESSEE's expense. LESSOR reserves the right to refuse parking of any vehicle, boat, trailer, recreation or commercial vehicle which may endanger life or property or effect the reputation or insurance of the premises. LESSOR or its agents have the right to remove/tow vehicles at LESSEE's expense, which violate this rule. There are two parking spaces provided for each unit.

_____ LESSOR reserves the right at any time, and from time to time, to prescribe such rules and make such changes to Rules and Regulations set forth and referred to above as LESSOR shall in its judgment determine to be necessary for the safety, care, cleanliness of the premises and generally for the preservation of good order, comfort or benefit of all LESSEE's.



I/WE HAVE READ AND FULLY UNDERSTAND THE TERMS AND CONDITIONS SET FORTH IN THIS “RULES AND REGULATIONS”. I/WE UNDERSTAND THAT THIS “RULES AND REGULATIONS” BECOMES A PART OF MY/OUR LEASE AGREEMENT.

I/WE UNDERSTAND THAT AS A PART OF THE NORMAL PROCEDURE FOR PROCESSING THIS APPLICATION THAT CREDIT, INCOME, EMPLOYMENT, RENTAL HISTORY AND CHARACTER REFERENCE REPORTS MAY BE OBTAINED by Miller & Miller Properties d/b/a J&J Investments. WHEREBY INFORMATION IS SECURED THROUGH INTERVIEWS WITH PERSONS WITH WHICH I/WE AM/ARE ACQUAINTED AND FROM VARIOUS CREDIT BUREAUS. CHARACTER REPORTS, IF OBTAINED, TYPICALLY CONTAIN INFORMATION TO MY/OUR CHARACTER, GENERAL REPUTATION, PERSONAL CHARACTERISTICS AND MODE OF LIVING. I/WE HAVE THE RIGHT TO MAKE A WRITTEN REQUEST WITHIN A REASONABLE PERIOD OF TIME FOR A COMPLETE AND ACCURATE DISCLOSURE AS TO THE CHARACTER REFERENCES. INFORMATION AS TO A CREDIT REPORT DISCREPANCY MAY BE OBTAINED BY CONTACTING A CREDIT REPORTING AGENCY.

Applicant's Signature

Co-Applicant's Signature

Date

Date

SAFETY GUIDELINES

We would like you to be aware of some important guidelines for your safety and the safety of your guests and your property. We owe no duty of protection to you. You are responsible for your own safety and for the safety of your guests and your property. We recommend that you consider following these guidelines, in addition to other common sense safety practices.

INSIDE THE PREMISES

1. Lock your doors and windows-even while you are inside.
2. Use your night latches or dead bolt locks on the doors while you are inside.
3. Before answering the door, confirm the identity of the person. Look through a window or peephole. If you do not know the person, first talk with him or her without opening the door. If the person identifies him/herself as a staff member or vendor, you may call the Manager for confirmation. Do not open the door if you have any concerns.
4. Do not give out or lend keys or lock combinations to anyone.



5. Do not put your name, address, or phone number or other identifying markings on your key or key ring.
6. If you are concerned because you have lost your key or because someone you distrust has a key, ask us to re-key the locks. We will be happy to accommodate you and will proceed with reasonable diligence. You will be responsible for the cost of the re-keying.
7. Dial 911 for emergencies. If an emergency arises, call the appropriate governmental authorities first, and then call us.
8. Check your smoke detector monthly for dead batteries or malfunctions.
9. Check your door locks, window latches, and other safety devices regularly to be sure they are working properly.
10. Immediately report the following to us—in writing, dated and signed:
 - a. Any needed repairs of locks, latches, doors, windows, smoke detectors, and alarm systems; and,
 - b. Any malfunction of other safety devices outside your Apartment, such as broken gate locks, burned out lights in stairwells and parking lots, blocked passages, broken railings, etc.
11. Close curtains, blinds, and window shades at night.
12. Mark or engrave identification on valuable personal property.

OUTSIDE THE PREMISES

1. Lock your doors every time you leave your house regardless how long you will be away.
2. Leave a radio or TV playing softly while you are gone.
3. Close and latch your windows while you are gone, particularly when you are on vacation.
4. Tell other occupants where you are going and when you will be back.
5. Do not walk alone at night.
6. Do not hide a key under the doormat, a nearby flowerpot, or anywhere outside the apartment. Criminals know all hiding places.
7. Do not give entry codes to anyone.
8. Use lamp timers when you go out in the evening or go away on vacation.
9. While on vacation, have your newspaper delivery stopped.
10. While on vacation, have your mail temporarily stopped by the post office.
11. Carry your door key in your hand, whether it is daylight or dark, when walking to your entry door. You are more vulnerable when looking for your keys at the door.
12. Report suspicious activities or persons to us. Call 911 or local law enforcement if your personal safety is at risk.



YOUR VEHICLE

1. Lock your car doors while driving. Lock your car doors and roll up the windows when leaving your car parked.
2. Whenever possible, do not leave items in your car, such as change/money, CDs, wrapped packages, book bags, or purses in view.
3. Do not leave your keys in the car.
4. Carry your key ring in your hand while walking to your car—whether it is daylight or dark—whether you are at home, school, work, or on vacation.
5. Try to park your car in an off-street parking area rather than on the street. If you park on the street, park near a streetlight.
6. Check the backseat before getting into your car.
7. Do not stop at gas stations or automatic-teller machines at night—or anytime when you suspect danger.

PERSONAL AWARENESS

No safety system or device is failsafe. Even the best safety system or device cannot prevent crime. Always be aware of your surroundings, and always proceed as if safety systems or devices do not exist because they are subject to malfunction, tampering, and human error. Lessor disclaims any express or implied warranties of security to the fullest extent permitted by applicable law.

Applicant's Signature

Date