

Property Address: _____

We want your home to be as comfortable, pleasant and convenient as possible. In order to promote the closest harmony between Tenant(s) and management, your observance of the following rules and regulations is required.

1. Doors & windows of Tenant(s) dwellings should be kept locked. The Owner/Agent will not be responsible in any way for loss or damage to articles of property belonging to Tenant(s). The Tenant(s) should maintain in force his/her own fire and theft insurance for personal property and liability insurance coverage for damage, fire or injury caused by them, their pet or their guests.
2. No dogs, cats or other pets are allowed (this includes visiting pets) without written consent of the Owner/Agent. If the Tenant(s) keeps a pet (or allows a visiting pet) in violation of the rental agreement the Owner/Agent may terminate the agreement.
3. Water-filled furniture requires written consent of the Owner/Agent.
4. The Tenant(s) shall use the premises only as a dwelling.
5. Tenant(s) shall restrict vocal, instrumental, radio and television noise to a reasonable degree of volume. Reasonable means during the day that it does not disturb others and during the night that it can not be heard outside the dwelling. Tenant(s) shall conduct themselves, and require their guests to conduct themselves, in a manner that will not disturb their neighbors' peaceful enjoyment of the premises. Disorderly conduct shall be grounds for notice to terminate the agreement.
6. Tenant(s) or their guests are not permitted to loiter in halls, stairways, entrances to buildings or landscaped areas. No toys or bicycles shall be left on walkways or stairways.
7. Tenant(s) shall keep all premises under his/her control clean, sanitary and free of accumulations of debris, filth, rubbish, garbage, rodents, and vermin. Tenant(s) shall be required to discard garbage in sealed plastic garbage bags in order to insure sanitary conditions.
8. Tenant(s) shall take particular caution against cigarettes and other fire hazards. Tenant(s) shall not house flammable materials as designated by the State Fire Marshal.
9. Expense and/or damage caused by stopping, slowing or clogging of waste pipes or overflow from bathtubs, showers, toilets or sinks must be paid by Tenant(s).
10. Time for use of laundry room (where applicable) will be designated by the Owner/Agent. The washing machines, dryers and laundry tubs must be cleaned by the Tenant(s) after using. Tenant(s) will observe other posted rules.
11. Owner/Agent shall not be liable for damages or Tenants' losses of any kind caused by the lack of heat, refrigeration or other services to the premises arising out of any accident, act of God, or occurrence beyond the control of the Owner/Agent.
12. Tenant(s) shall be responsible for testing smoke alarms and Carbon Monoxide alarms and reporting IN WRITING any malfunction to the Owner/Agent. Owner/Agent shall not be held liable in any civil action for damages for death or injury to persons or property resulting from the mechanical failure of a smoke alarm or Carbon Monoxide alarm required under Oregon law. Tenant(s) shall not remove or tamper with properly functioning smoke alarms or Carbon Monoxide alarms, including removing any working batteries.
13. No vehicles shall be repaired on the premises. No inoperable or dismantled vehicles shall be stored on the premises. Only vehicles that are licensed and street legal shall be stored on the premises.
14. Tenant(s) shall not commit an act which is outrageous in the extreme. Such acts include, but are not limited to, the following: a) Prostitution; b) Manufacture, delivery or possession of a controlled substance; c) Intimidation; d) Burglary.
15. Trash receptacles: Tenant(s) shall promptly remove trash receptacles from the street within 24 hours after garbage pick-up. Receptacles, when possible, shall be stored so that they are not visible from the street. All trash shall be bagged or sealed prior to placing in trash receptacles. Tenant(s) are prohibited from rummaging through trash or recycling bins. No hazardous materials shall be placed in trash receptacles.
16. _____
17. _____

Nothing contained herein shall be construed as waiving any of the Owner/Agents' or Tenants' rights under the laws of the State of Oregon.

_____ Tenant	_____ Date
_____ Tenant	_____ Date
_____ Tenant	_____ Date
_____ Owner/Agent	_____ Date

_____ Tenant	_____ Date
_____ Tenant	_____ Date
_____ Tenant	_____ Date
_____ Owner/Agent	_____ Date

