

PROPERTY: _____

It is the aim of the management to make your home as comfortable, pleasant and convenient as possible. In order to promote the closest harmony between the residents and the management, your observance of the following rules and regulations will be appreciated.

1. Do not open the door to strangers.
2. Doors of residents' 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 Residents located in the dwelling unit or other premises under the control of the Owner/Agent. The Resident must 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.
3. No dogs, cats or other pets are allowed (this includes visiting pets) without written consent of the Owner/Agent. If the Resident keeps a pet (or allows a visiting pet) in violation of the rental agreement the Owner/Agent may terminate the agreement.
4. Water-filled furniture requires written consent of the Owner/Agent.
5. The Resident shall use the premises only as a dwelling. Disorderly conduct shall be grounds for notice to terminate the agreement. Residents shall restrict vocal, instrumental, radio and television noise to a reasonable degree of volume. Reasonable means during the day such that it does not disturb others and during the night such that it can not be heard outside the dwelling. Residents shall conduct themselves, and require their guests to conduct themselves, in a manner that will not disturb their neighbors' peaceful enjoyment of the premises.
6. Residents or their guests will not be permitted to loiter in halls, stairways, entrances to buildings or garden or landscaped areas. No toys or wheeled toys or bicycles will be left on walkways or stairways.
7. Resident shall keep all premises under his/her control clean, sanitary and free of accumulations of debris, filth, rubbish, garbage, rodents and vermin. Resident shall take particular caution against cigarettes and other fire hazards. Resident shall not house flammable materials as designated by the State Fire Marshal. Expense or damage caused by stopping of waste pipes or overflow from bathtubs, showers, toilets or wash basins must be paid by Residents as well as any damage to buildings or furnishings other than normal wear and tear.
8. Time for use of laundry room (where applicable) will be designated by the Owner/Agent. The washing machines, dryers and laundry tubs must always be cleaned by the Residents after using. Residents will observe other posted rules.
9. No more than the stated number of persons designated in the rental agreement shall occupy the unit. No extra persons are permitted to occupy the unit. Residents shall not transfer their interest to or in this contract, nor shall Residents assign or sublet said premises.
10. Owner/Agent shall not be liable for damages or Residents' 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.
11. Resident shall be responsible for testing smoke alarm 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 required under Oregon law. Residents shall not remove or tamper with a properly functioning smoke alarm, including removing any working batteries.
12. 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 able to be legally operated on the streets shall be stored on the premises.
13. Residents shall be required to discard garbage in sealed plastic garbage bags in order to insure sanitary conditions.
14. RESIDENTS SHALL NOT COMMIT AN ACT WICH IS OUTRAGEOUS IN THE EXTREME. SUCH ACTS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: 1) PROSTITUTION; 2) MANUFACTURE, DELIVERY OR POSSESSION OF A CONTROLLED SUBSTANCE; 3) INTIMIDATION; 4) BURGLARY.
- 15.
- 16.

Nothing contained herein shall be construed as waiving any of the Owner/Agents' or Residents' rights under the laws of the State of Oregon. Resident acknowledges receipt of a copy of this agreement.

Owner/Agent

Date

Tenant

Tenant