



STANDARDS OF CONDUCT BY TENANTS

This agreement is an Addendum and to be made part of the Lease Agreement between Fresno Management Company and Tenant(s) _____ at _____.

1. Noise and Conduct

- a. Tenants shall not make or allow any disturbing noises in the unit by Tenant, family or guests, nor permit anything by such persons which will interfere with the rights, comforts or conveniences of other persons.
- b. All musical instruments, television sets, stereos, radios and etc. are to be played at a volume which will not disturb other persons.
- c. Established quiet hours are Sunday-Thursday 10:00PM-8:00AM and Friday-Saturday 11:00PM-10:00AM. Tenants shall avoid disturbing behaviors such as yelling, loud music and excessive noises during established quiet hours.
- d. Use or possession of any weapon is prohibited.
- e. Use or possession of drug paraphernalia is strictly prohibited.
- f. Safety of all tenants and guests should be considered before considering any tasks or activities.

2. Health and Safety

- a. Children on the premises must be supervised by a responsible adult at all times.
- b. When leaving for more than seven (7) days, Tenant shall notify Management as to how long the Tenant will be away.
- c. No smoking is allowed in the common areas of the Property.
- d. Candles cannot be burned in the bedrooms. Candles used in common areas must be attended at all times (to be used according to manufacturer's instructions).
- e. Tenant shall not bring into the premises or building any flammable fluids or explosives.
- f. All hazardous materials must be disposed of safely and in full compliance with federal, state, and local laws.
- g. No fireworks, explosives or any fire hazardous items can be used on the premises.
- h. Duplication of keys is strictly prohibited and locks should not be altered without prior **written consent** from Fresno Management Company.

3. Cleanliness and Trash

- a. Tenants must keep the unit reasonably clean, and all exits must be clear of furniture or obstructing objects (garage junk).
- b. Tenant shall assist Management in keeping the outside common areas clean.
- c. If the premises become infested with vermin due to tenant's act of neglect, the tenant shall incur all of the expense to have unit exterminated from time to time, to the satisfaction of the owner. Exterminators are to be approved by Fresno Management Company.
- d. No littering of papers, cigarette butts or trash is allowed.
- e. No trash or other materials may be accumulated which will cause a hazard or be in violation of any health, fire and safety ordinance as guide lined by the City and Insurance Company regulations.
- f. No household furniture, patio furniture or appliances shall be stored on the property other than designated storage areas.

- g. No large items such as beds, chairs, appliances, etc. are to be put into the normal garbage containers/bins, **Recyclables to be put in Blue bins ONLY**. Violation fees from the City for not recycling are the sole responsibility of the Tenant.
- h. Inoperable and/or unlicensed vehicles or vehicles with expired license plates shall not be permitted to remain on the property.
- i. Absolutely no parking on the lawn or car washes of any kind allowed on the premises.

4. Maintenance, Repairs and Alterations

- a. If the unit is supplied with a smoke detection devise(s) upon occupancy, it shall be the responsibility of Tenant to regularly test the detector(s) to ensure that the device(s) is in operable condition. Tenant will inform Management immediately, via phone call and 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. Refer to the *Smoke Detector Addendum*
- b. Tenant shall advise management via a phone call and in writing of any items requiring repair (dripping faucets, light switches, etc.). Notification should be immediate in an emergency (within 24 hours) and for normal wear and tear problems within 1-2 business days. Service requests are NOT to be made to the maintenance staff but directly to Fresno Management Company.
- c. Unreported maintenance issues that results in damages beyond the original scope of repairs for maintenance of any kind may result in a charge to the tenant.
- d. Costs 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 the Tenant. Payment for corrective action must be paid by Tenant on demand at the time of correction of the problem.
- e. **NO CREDIT WILL BE GIVEN FOR REPAIRS MADE BY TENANTS.**
Initial: _____
- f. No repairs, decorating or alterations shall be done by the Tenant without Managements prior **written consent**. Tenants shall notify Management in writing of any repairs or alterations contemplated.

Failure to adhere to this *Standards of Conduct* could result in termination of your Lease Agreement. New rules and regulations or amendments to these rules may be adopted by Fresno Management Company upon giving a thirty (30) days notice in writing. A copy of the Rules and Regulations shall be maintained at the office of Fresno Management Company for review during regular office hours and is available upon request.

By signing below I agree that I have read and understand the *Standards of Conduct* and will abide by all the rules.

Tenant: _____ Date: _____

Tenant: _____ Date: _____

Management: _____ Date: _____

