

HOME RENTALS LANDLORD REGULATIONS

The following regulations are hereby adopted by Home Rentals effective January 1, 2009.

1. Tenant will not:

- a) Leave any personal belongings on lawns, walks, or driveways.
- b) Overload the electrical system or use the kitchen sink or the toilet for disposal of grease, garbage or other waste. (Only toilet tissue may be used in the toilet.)
- c) Place, maintain, or erect any window, door, yard or any other signs or private radio or television antennas.
- d) Use water for automobile washing.
- e) Occupy the basement or attic of the premises for sleeping or cooking purposes. (Possession of such attic and basement areas, if any, is granted only for storage purposes and such other uses as not to conflict with local or state regulations, statutes, or ordinances.
- f) Change the lock or knob on any door of the rental premises.
- g) Drive or permit the driving of any motor vehicle on the lawn.
- h) Litter the public areas or grounds.
- i) Do anything that will violate any law or increase the insurance rate on the building; or use the premises or permit the premises to be used for any purpose which will annoy, obstruct or interfere with the rights and peaceful occupation of the other Tenants or neighbors of the premises.
- j) Keep any dog, cat, bird, goat or other pet in or about the rental premises or permit guests to bring any dog, cat, bird, goat or other pet in or about the rental premises without prior written consent of Landlord.
- k) Store any trailer, boat or camper on the premises without prior written consent of Landlord.
- l) Carry or discharge any firearm on the premises.
- m) Make nor cause to be made, any alteration upon the premises, nor paint the premises, without prior consent of the Landlord.
- n) Take or permit to be taken any bicycle or motorcycle of any type inside the premises.
- o) Allow any uninsured, unlicensed or inoperable motor vehicle to remain on the premises for more than seven (7) days without Landlord's prior written consent.
- p) Place or allow placement of any sheds or portable buildings upon the premises without Landlord's prior written consent.
- q) Leave windows or doors open when it rains or snows.
- r) Nail, bore, or screw into the woodwork, plaster or siding without the consent of the Landlord.

2. Tenant will:

- a) Store and place all garbage, trash and recyclables for collection as required by law or local ordinance.
- b) Use the premises only as a residence for the persons named on this lease.
- c) Take good care of premises, furniture, fixtures, and equipment the Landlord supplies.
- d) Remove any and all accumulations of snow and ice from all steps and walkways to the premises and promptly remove all litter from the premises and common grounds.
- e) Return all door keys promptly at the termination of this lease.
- f) Place protectors under all heavy furniture such as beds and chairs to protect floors from damage by excessive weight or scratching.
- g) Provide Landlord at the termination of this lease, as Landlord directs, with written proof of payment of any and all water, sewer or refuse collection charges, litter charges and mowing charges assessed against Tenant(s) by the City of Carbondale or other governing body, arising from Tenant's use of the premises in conjunction with this lease.
- h) Conduct himself/herself and require other persons on the premises with his/her consent to conduct themselves in a manner that will not affect or disturb his/her neighbors' peaceful enjoyment of the property.
- i) Be solely responsible for the maintenance of any and all smoke and/or carbon monoxide detectors, required by any applicable law or ordinance, upon the premises during the term of this lease.
- j) Immediately inform Landlord of any malfunction of toilets or other plumbing fixtures in the premises which could cause damage to the premises or abnormally high water usage. (i.e. toilet tank fills when not in use)

ADDENDUM 1 TO RESIDENTIAL LEASE AGREEMENT

This Addendum is made and entered into by and between HOME RENTALS CORPORATION, hereinafter called "Landlord", and _____, jointly and severally hereinafter called "Tenant(s)".

WHEREAS, the City of Carbondale, pursuant to Ordinance No. 2005-26, requires that all residential lease agreements contain this addendum.

Following is a list of all additional rents, fees and/or charges, excluding normal monthly rent, actual damages and cleaning charges that may be assessed to the Tenant(s) either during the rental period, upon termination of the Lease Agreement or after termination of the Lease Agreement.

1. **Additional Rents:** Tenant(s) agree to pay upon demand as additional rent the following charges:

A) **Rental Unit Inspection and Registration Fee:** Tenant(s) shall pay to Landlord upon execution of this lease the sum of Thirty Five and no/100 Dollars (\$35.00) for the fee imposed by the City of Carbondale for registration and inspection of dwelling units.

B) **Late Charge:** A late charge equal to Five and no/100 Dollars (\$5.00) per day for each day that any rental payment, or portion thereof, is not paid within five (5) calendar days from its due date.

C) **Dishonored Check Charge:** Twenty-Five and no/100 Dollars (\$25.00) for each check which is dishonored or returned by any bank for any reason.

D) **Declined Credit or Debit Card:** Twenty-Five and no/100 Dollars (\$25.00) for any credit card or debit card that is declined when ran for monthly rent payment.

E) **Carpet Cleaning Charge:** A charge will be paid by Tenant(s) regardless of the condition of the premises and shall be deducted by Landlord from Tenant(s) security deposit.

F) **General Cleaning Charge:** In the event the premises and the appliances are not clean at the termination of the lease, a charge will imposed by Landlord and paid by Tenant(s) for cleaning the premises and appliances. This charge shall not be considered a charge for damage(s) to the premises but a cleaning charge.

G) **Additional Persons:** Five and no/100 dollars (\$5.00) per day for each person other than tenant(s) residing in the premises without the prior written consent of Landlord.

H) **Subletting or Assignment:** A charge in the amount of Ten Percent (10%) of the rental remaining due under this lease shall be charged upon any subletting or assignment to which the Landlord consents.

I) **Key/Lock Charges:** \$5.00 for any duplicate key(s) Landlord is required to provide Tenant(s). \$25.00 for each key not returned to Landlord upon termination of this lease. \$35.00 for each lock which has been changed by Tenant(s) on the premises during the term of this lease.

2. **Charge for Unauthorized Pets:** NO PETS ARE ALLOWED on or in the premises without prior written consent of the Landlord. Tenant(s) agree to pay Twenty and no/100 Dollars (\$20.00) per day for each and every day after delivery to Tenant(s) or written notice from the Landlord to remove any pets from the premises.

3. **Charge for Ordinance Violations:** Tenant(s) shall pay to Landlord upon demand, any and all amounts of money Landlord is obligated to pay to the City of Carbondale resulting from any assessments by the City or any court for failure to maintain the premises free from litter in accordance with City code.

4. **Attorney's Fees and Costs of Collection:** In the event of a default by the Tenant(s) of any of the terms, conditions or covenants of this lease, Tenant(s) shall be liable for and shall pay Landlord all its collection costs, court costs, other necessary costs and expenses and reasonable attorney's fees, whether or not legal proceedings are instituted against Tenant(s).

Tenant(s) by signing this Addendum represents that Tenant(s) has received a copy of the Lease Agreement and a copy of this Addendum on or before the date the Lease Agreement was signed by Tenant(s) and deposit made.

LANDLORD: HOME RENTALS CORPORATION, 206 West College Street Suite 11, Carbondale, IL 62901
Phone: (618)529-1082

TENANT(S) OF _____

Name: _____ Signature: _____
Name: _____ Signature: _____
Name: _____ Signature: _____
Name: _____ Signature: _____
Name: _____ Signature: _____