

RULES

By signing this document of Rental Rules, regulations and responsibilities Tenants applicant agrees to cooperate with the following rules and conditions. These rules form a part of the rental agreement in accordance with paragraph 10 of the dwelling unit Rental Agreement.

- 1. Tenants shall keep the volume of any radio, television, stereo, piano, exercise equipment and other such devices or musical instrument in their apartments sufficiently low between 10 o'clock PM and 8 o'clock AM so as not to disturb other Tenants in the building. The volume of noise that contributes a violation of this rule shall be left to the sole discretion of the Landlord.
- 2. Tenants obligate themselves and those under them not to make or permit any disturbing noises, including screaming or loud arguing, which, in the sole discretion of Landlord, unreasonably interfere with the rights, comforts, or convenience of other Tenants.
- 3. Hallways, entrances, breezeway, sidewalks, stairways, and other common areas shall not be obstructed in any way or used for any purpose except as access to and from apartments. Storage of any items in these areas may represent a fire or building code violation and is not permitted. Tenants shall not leave bicycles, strollers, toys, wagons, shopping carts, old furniture, clothing, brooms, mops, garbage cans, wood, newspapers, or any other items in the hallways, entrances, breezeways, sidewalks, stairways, or other common areas, owner may remove them and store them at tenant's expense. Repeated or serious violations of these rules are grounds for Tenant's eviction. No skateboards or roller blades shall be used on the premises. Bicycles are not permitted inside of the dwelling unit or breezeway area. A service fee of \$25 will be assessed for a violation of this rule. **Tenants cannot leave shopping carts on the premises.**

General Conduct

Tenant Shall Not: Do or permit to be done anything that will annoy, harass, embarrass, or inconvenience any other Tenants in the unit adjoining units. Profane, obscene, or unseemly behavior or conduct is absolutely prohibited. Provide materially false or misleading information on the rental application.

- 4. Nothing shall be placed or kept on the outer sill or on the outside of any window. No shades, swings, hammocks, clotheslines, bird feeders, or wind chimes shall be hung from deck/patio. No items of clothing or rugs shall be draped over deck railing for any period of time. There are to be no wading pools on the patio and/or grass area due to liability possibilities. No flower pots on ledge of deck. Tenants shall not allow any dirt, rubbish, cans, trash, cigarette butts, or other items to fall that could cause damage to property or other tenants. Under no circumstances should such items be thrown from windows / balconies.
- 5. All windows shall be properly curtained or draped. Bed sheets, blankets, or other such materials shall not be used to curtain or drape any windows. No tablecloths, dust cloths, towels, curtains, rugs or carpets or articles of clothing shall be hung or shaken from any window or door or from any porch.
- 6. No signs, notices, flags, or advertisement shall be attached to or displayed by Tenants on or about the premises.
- 7. No additional locks may be put on any door without the consent of the Landlord, nor shall any locks be changed by Tenants without the consent of the Landlord.
- 8. The washing or repair of motor vehicles anywhere on the premises is prohibited. All Tenant vehicles must be registered with the office. All vehicles located on the premises must be licensed and operable at all times. Any violation of the foregoing will subject the vehicle to being towed at the expense of the vehicle owner or operator. Boats, campers, trailers, or vehicles not used for daily transportation shall not be parked on the premises.
- 9. The premises shall be occupied only by those Tenants who signed the application for any apartment or dwelling unit. Occupancy by any other persons is not permitted without the express written consent of the Landlord. Visitors shall be limited to a 2-week stay.
- 10. It shall be considered a breach of these rules if any Tenant provides false or misleading information on a rental application if such information is material to the Landlord's determination whether to rent a unit to the particular Tenant.

11. If the Landlord desires to offer a renewal of your rental agreement, Landlord will forward to you a new lease of your signature approximately 150 days prior to the termination date of the lease. If Tenant wishes to continue occupying the premises beyond the termination date, Tenant must sign and return the new lease not later than 120 days before the termination date. If the Tenant fails to return the signed lease in a timely fashion, the lease will terminate according to its terms and Tenant will be required to vacate the premises no later than the termination date. Showings: If Tenant fails to notify Landlord that Tenant desires to renew the lease on or before March 20th, Landlord or Landlord's agent may, without hindrance or molestation, show said premises to prospective Tenants between the hours of 9AM and 7pm daily, upon 24 hour's notice to Tenant.

12. All Tenants shall be responsible for damage caused by them as a result of their negligence, carelessness, or misuse of the property or equipment. All damage shall be reported promptly to Landlord. Any such damage will be corrected by Landlord at the expense of the responsible Tenants.

13. Tenants shall not cause or permit any unusual or objectionable odor to be produced upon or emanate from the leased premises, adjacent buildings or grounds.

14. The Tenant shall promptly report all leaking water and electrical or mechanical malfunctions observed in his/her rental units and/or building.

15. No pets allowed, including exotic pets. Service animals only upon Landlord's written consent. Pet-sitting is prohibited. If an unauthorized pet is seen in an apartment, a \$100 fine will be assessed.

16. If this lease is terminated before expiration of the lease due to the sublease of the premises to other Tenants, which is subject to the approval of the Landlord, the Tenant shall pay Friedrich Properties a service fee of \$50.00 for handling the details of the sublease and for the inspection of the apartment. If a Tenant requests a substitution of one or more but not all co-Tenants, the Tenants shall be charged a service fee of \$25.00 and no apartment inspection shall be done.

17. **ILLEGAL DRUGS:** Tenant (s) is prohibited from engaging in any illegal activities upon the premises at any time. Cocaine, marijuana and all other illegal drugs are prohibited from being used, stored or sold upon the premises. In the event of violation of any statute or ordinance by Tenant (s) or their guest, Tenant (s) shall indemnify the Landlord for any losses or damages, including attorney fees, caused by or resulting from Tenant (s)'s illegal activities. A single violation shall be material violation and good cause for termination of tenancy.

18. No live Christmas trees. Artificial trees are allowed. A \$25 fine will be assessed for a violation of this rule.

19. Cars or trucks shall not be driven on the lawns for any purpose including moving. A minimum of \$100 will be assessed to the Tenant.

20. **ATTORNEY'S FEES.** In case of any action, or in any proceedings in any court, to collect any sums payable or secured by this lease, or in any other case permitted by law in which attorneys fees may be collected from Tenant (s), they agree to pay reasonable attorneys fees, and the actual cost for having the sheriff or other persons serve any notices, subpoena's or other documents upon the Tenant (s), witnesses or other person relative to this lease.

21. Tenants are responsible for maintaining charged batteries in all battery operated smoke detectors and/or garage door openers located in the leased premises.

22. In buildings larger than a tri-plex, the number of cars parked on the premises shall not exceed one per one bedroom apartment or two per two or three bedroom apartment unless prior written consent is obtained from Landlord, or otherwise specified on your lease. **EDGEWOOD PARK:** The number of cars parked on the lot shall not exceed one car per apartment, and should be parked in the assigned parking space for the apartment. Other spaces unmarked are on a first come first serve basis; however a vehicle in these spaces shall not exceed 48 hours.

23. The Landlord may terminate this Agreement for: Criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other tenants or any drug-related criminal activity on or near such premises, engaged in by a tenant, any member of the tenant's household, or any other person under the tenant's control.

24. A \$20.00 service charge shall be assessed for all returned checks. All lockouts to be assessed at \$50.00 payable in cash at time of assistance call.

25. Tenant shall not permit kegs nor more than 6 bottles or cans of alcoholic beverage per person on the premises. The number of persons present in an apartment at any one time may not exceed fifteen. Tenants shall not permit alcoholic beverages to be made available to minors or persons appearing to be intoxicated. Any violation of this Rule shall constitute a material noncompliance with the rental agreement. No kegs are permitted on the premises. A single violation of this condition is grounds for eviction. **Anyone found to have a keg or large party on the premises will be subject to a fine of \$200.00.**

26. Tenants shall not remove or permit to remain any upholstered furniture or other furniture intended for indoor use to the yard and/or patio/deck for use as lawn/patio furniture.

27. The city of Ames Municipal Code prohibits use or storage of cooking devices on balconies or within 10 feet of buildings. No propane gas tanks to be stored or used in apartments or on decks, or stored in storage rooms.

28. Any violation of these noise rules and other Tenant's right of quiet enjoyment, including repeated minor violations of these rules, is a direct violation of the Lease and can result in eviction.

29. Tenant may be assessed a percentage of necessary cost of repainting and cleaning of dwelling unit due to excessive smoke damage (from cigar, cigarette, cooking, etc.). No candle burning is allowed. If a candle is found in the apartment, you will be assessed a fine of \$50. Candles create soot damage to walls and also are a fire hazard. No smoking in common areas inside the building. Cigarette butts must be disposed of properly. No smoke or smoke odor shall be detectible in the hallway.

FRIEDRICH PROPERTIES

_____	Tenant _____
_____	Tenant _____
Representative	Apartment
Date	Address _____
The Tenant agrees to comply with all of said rules/regulations	

“Continued on other side”

These prices, policies and procedures are subject to change annually to reflect increased costs and/or policies.

—APPLICATION—

Name _____	Spouse/Roommate _____
Current _____	Current _____
Address _____	Address _____
City _____ State _____ Zip _____	City _____ State _____ Zip _____
Phone _____	Phone _____
Social Security Number _____	Social Security Number _____
Driver's License # _____	Driver's License # _____
Phone Number where you may be reached this week _____	Cell # _____
Present Landlord _____	Address _____
Phone _____	_____
How long at present address _____	_____
Amount of rent \$ _____	Reason for moving _____
Local Employer _____	Spouse Employer _____
Address _____	Address _____
_____	_____
Phone _____	Phone _____
Present Income _____	Present Income _____
Previous employer, if less than two years _____	_____

BANK AND CREDIT REFERENCES

YOUR BANK (S)	City-State	Branch	Type of Acct.
_____	_____	_____	_____
_____	_____	_____	_____

Automobile (type) _____	Year _____	Lic. No. _____	Color _____
Second Vehicle _____	Year _____	Lic. No. _____	Color _____
Other Vehicles _____	Year _____	Lic. No. _____	Color _____

All Tenant cars in parking lot must be registered with the office. All cars must be licensed and operable at all times.

Do you have insurance on your personal belongings? yes no If no, it is strongly suggested you obtain renter's insurance.

Person to notify in case of an emergency (not a roommate) _____ Phone _____

Address _____

Relationship _____

Do you own any pets yes no Do you have a waterbed yes no Do you smoke yes no

Have you ever been convicted of or pled guilty for usage/possession of drugs or drug paraphernalia or manufacture or distribution of controlled substance?

yes no If "yes", please explain _____

Have you ever been convicted or pled guilty to any crime other than minor traffic violations? yes no

Are you an illegal abuser of any controlled substance? yes no

Have you ever broken a rental agreement? _____ If "yes", please explain. _____

Referred by _____

Deposited with this application is \$600.00 (unless otherwise noted), which shall be retained by Landlord as a security deposit (and not as a rental payment) upon Landlord's acceptance of this application. If this application is not accepted by Landlord, the deposit will be returned to me. If Landlord accepts this application, I agree to execute a lease within 5 working days. If I fail to so execute a lease, Landlord shall retain \$75.00 to cover Landlord's costs of processing my application. If I fail to take possession of the dwelling unit per the lease executed with the Landlord, the deposit will be forfeited as liquidated damages to cover Landlord's costs which include, but are not limited to, the processing of my application, reservation and preparation of the rental unit, and the loss of rental income. This shall not preclude Landlord from exercising in full any and all remedies which may be available at law or equity.

Friedrichs may refuse to accept the Application for any reason and without giving any reason. Once accepted and signed, the application and the lease are legal binding contracts.

I certify that the information contained in this application is true and correct and I authorize Landlord to contact any references listed. I further state that I have reviewed the Rules, attached hereto and hereby unconditionally offer to execute said Lease upon acceptance by Landlord.

I give permission to Friedrich Properties to obtain a credit report, a criminal background check, and/or consent to contacting the references listed above to verify the information stated in this application is correct.

Names of all those who will occupy apartment.

_____	Relationship _____
_____	Relationship _____
_____	Relationship _____
_____	Relationship _____

COPY OF PHOTO ID IS REQUIRED TO ACCOMPANY THIS APPLICATION.

Signature _____ Signature _____

Beacon Score _____ Date _____ Approved _____ Agent Signature _____

Friedrich Properties 619 E. Lincoln Way, Ames, IA 50010] 515-233-9048