



## Living Doors Real Estate

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# HOUSE RULES

I am committed to working non-stop to provide quality living for my residents and owners through a reliable community experience with Living Doors staff and residents, whether a block or 50 a part. For us to be able to do this for you, our residents, we need you all to take a part in keeping our Living Doors community in order for all residents to enjoy. Please read and understand these house rules that will help us keep our community

beautiful. Thank you!

-Amanda Brandenburgh

- 1. ACTIONS OF GUESTS:** Residents are totally responsible for the actions of your guest(s), friend(s), family member(s) other occupant(s) and anyone who visits and enters your residence.
- 2. ALTERATIONS:** Residents shall not paint, wallpaper, or alter in any way the features of the premises without prior consent of the owner/management. Residents shall not use screws, fastening devices, large nails, or adhesive materials (including contact-type paper), place signs, displays, or other exhibits, on or in any portion of the premises without the written consent of the management.
- 3. CANDLES & COMBUSTIBLE SUBSTANCES:** The resident is prohibited from using candles or kerosene lamps without permission and residents are prohibited from using or keeping in their homes, garages or storage spaces any gasoline, explosives, inflammable or combustible materials.
- 4. CARPETS CLEANED:** Resident agrees to have carpets cleaned at the end of the rental relationship by way of a nonrefundable fee out of deposit.
- 5. COMMON GROUNDS:** In multi-units personal items with the exception of one or two plants are not to be left outside the apartment. This is a fire code violation.
- 6. DECORATIONS:** Decorations shall be installed in such a way as not to damage substantially, the walls, floors, and carpets. No decorations shall be installed on or from the ceilings, doors, windows, their frames, or any existing cabinetry.
- 7. ELECTRICAL OVERLOAD:** If the resident overloads an electrical circuit or blows a fuse, the resident will be charged for the problem to be corrected.
- 8. EXTENDED ABSENCE:** Resident shall notify management of any extended absences (more than 7 days) from the premises. During extended absences by resident, management will provide access to no other persons, unless expressly requested to do so by resident in writing. Management reserves the right to arrange for reasonable or emergency inspection during an extended absence.

## **9. FIRE EMERGENCY PROCEDURES:**

- a. If you hear a smoke alarm and/or see smoke or fire, call 911.
- b. Alert any family members in the dwelling to exit.
- c. Stay near the floor if you must evacuate through a smoke-filled corridor. Smoke rises, so the clearest air will be at the floor level. Breathe sparingly and move quickly as possible toward the nearest exit.
- d. Leave the fire area, closing all doors behind you, but do not lock them.
- e. Never go back into a burning building to save pets or personal possessions – no matter how valuable they are to you.

**10. GARBAGE DISPOSAL:** Residents will not use the kitchen sink or toilet for garbage or waste. Garbage and rubbish and recyclable materials shall be disposed of in containers designated for that purpose. Large boxes and containers shall be broken down so as not to consume too much space in the garbage containers.

**11. HAZARDOUS DISPOSAL:** No hazardous substances may be disposed of in the garbage containers, but must be disposed of as required by applicable health and regulations and codes.

**12. ILLEGAL DRUGS:** No illegal drugs of any kind are permitted on the premises, stored, used or sold.

**13. LANGUAGE AND LOITERING:** No profane language, loitering, and loud music from car audio systems, which interferes with the quiet enjoyment of neighbors is permitted outside the rental. In addition, playing, skate boarding, roller skating, or bicycle riding, on the sidewalks, driveway, parking areas, steps or in common areas in such a way that causes damages to others personal property or blocks passage or free use of occupants or neighbors is prohibited. Residents are responsible for asking all occupants, guests, and visitors to the premises to abide by this policy and Residents will be held liable for the actions of anyone coming to or from home or apartment, and subject to eviction for repeat violations of this policy.

**14. LIQUID FILLED FURNISHINGS:** No liquid filled furnishings is permitted without prior written consent and meeting the requirements of the Management. Resident also agrees to carry insurance deemed appropriate by Management to cover possible losses that may be caused by such items.

**15. LOCKS:** Residents will not change or install additional locks to the doors or windows or any of the common areas. With regard to broken or uncooperative locks, residents shall immediately notify management if any door or window lock in the home becomes unserviceable.

**16. NOISE/CONDUCT:** Resident, family, and guests shall not make or allow loud or unreasonable noise or sounds. Resident and/or guests shall not disturb other Residents' peaceful enjoyment of the premises. Resident shall refrain from playing any musical instrument, radio, music system, entertainment system, or television set at a volume that can be heard outside the home and that causes disturbance to other residents. Loud noise or disorderly conduct will result in a notice to vacate the premises and termination of agreement. In addition, Residents are responsible for all actions and damages caused by Resident's guests.

**17. PARKING:** No unauthorized vehicle may be parked on the premises. No disabled or unregistered vehicles or vehicles with expired registration shall be parked on the premises. Vehicles must be parked only on paved or designated areas. Resident further understand that no repairing, servicing, or painting or the vehicle is permitted on the premises. Resident also agrees never to park or store a recreational vehicle, motor home, or trailer of any type. Such vehicles will be towed to a storage yard at the car owner's expense.

**18. PESTS CONTROL:** Resident acknowledges that the rental is free of pests at beginning of the occupancy and agrees that resident is responsible for keeping the premises clean and free of pests. In apartment buildings the Owner will pay for this service, in single houses the tenants will pay for this service. If bedbugs are found in units, it will always be the tenant's responsibility to pay for this service.

19. **PETS/STRAYS:** Any animal discovered on or around the property will be considered a stray. All strays will be reported to the proper authorities and removed at the resident's expense. Residents who have made prior arrangements with Management are exempt from this.
20. **PICTURE HANGINGS:** No wall should have more than 3-4 wall hangings. Excessive displaying of objects on walls damages the walls. Do not hang anything on walls with wall paper – use only small nails. This size generally doesn't leave a hole. If you have a large object that you would like to hang, contact the management for instructions.
21. **PLUMBING:** Residents shall be responsible for keeping the kitchen and bathroom drains free of things that may tend to cause clogging. Grease and objects other than toilet paper will stop up the plumbing. Drain stoppages are your responsibility. It costs a minimum of \$\_\_\_\_ to unplug a drain. If you do not let grease, food, hair or other objects go down the drains, you should never have a problem.
22. **POLICE REQUESTED:** If police are called to the home or apartment on more than one occasion for a resident related problem or disturbance, this agreement is subject to termination.
23. **REPAIR NOTIFICATION:** Resident shall notify management of any necessary repairs to the premises or emergency situations as soon after the discovery thereof as possible. For example, notify management if flooding from plumbing break, no heat in the winter, damage caused by wind, storm or fire, sewer back up, roof leak, gas leak or electrical failure. Residents will be held responsible for any damages if damage was the result of resident neglecting to promptly report needed repairs.
24. **SATELLITE DISH/CABLE TV:** Resident shall not attach, install or have installed by anyone else an antenna, satellite dish, cable TV or computer-related wiring or any other equipment to the dwelling exterior without the management's written permission.
25. **SIGNS:** No signs, notices or visual displays of any kind are to be posted on doors or exterior walls.
26. **SMOKING:** \_\_\_ Yes, smoking is permitted or \_\_\_No, smoking is not permitted in residence.
27. **TEMPERATURE:** During the heating season, Residents agrees to maintain the heat in their home at a minimum temperature, (no less than \_\_\_\_ degrees) sufficient to protect the pipes and water facilities from damage by freezing. If residents are negligent in this regard, they are responsible for repair.
28. **TRASH REMOVAL:** Resident shall maintain the home (inside and out) free of accumulations of trash and garbage at all times and agree to dispose of trash in appropriate receptacles for collection. Resident is responsible for hauling away anything too large for normal collection.
29. **WATER LEAKS:** Please report all water leaks IMMEDIATELY. A small leak can cause high water damage and sewage bills.
30. **WINDOW COVERINGS:** Window coverings shall be restricted to those provided by management already existing in the home at the time of move-in or those approved by management. Under no circumstances shall sheets, clothing, flags, aluminum or any metal foil, newspapers, or any other such items be used as a window covering. No other items shall be hung from, or out of windows.
31. **WINDOWS CLOSED:** In the event of inclement weather (rain, snow, sleet, hail or high winds), residents are required to close all windows. Damage to the window treatments, property interior or floor coverings resulting from the violation of this rule will be charged to the resident.

32. **WINDOWS:** The resident is responsible for payment of any window that is broken, regardless of cause, during the rental term and the glass must be replaced with that of equal or better value.

33. **KEYS:** Resident will be given one unit key for each resident plus one extra key, mail keys, and other keys that are needed to move in. Any lost keys will be charged to the tenant for \$10 dollars.

34. **HOT GRILLES:** No hot grilles are allowed within 10 feet of the building. This is a city ordinance.

35. **INSIDE FURNITURE:** No inside furniture will be allowed to be kept on the outside of the unit.

