



Rules and Regulations

The following Rules and Regulations have been established by the Owner/Management and are considered an addendum to your Lease Agreement. Failure to comply with said Rules and Regulations may, at the discretion of Owner/Management, be grounds for termination of the Lease Agreement.

1. **RENTAL PAYMENT:** Rent is due on the 1st day of each and every month. Rent received after 5:00 p.m. on the 5th day must include an additional **\$50.00** for late fee as specified in the Lease Agreement. EVICTION also begins on the 5th day. Checks which do not include the late fee as required will not be accepted. All late payment checks and charges must be paid by check, cashier's check, certified check or money order. After you tender (1) NSF checks during the term of Lease Agreement, personal checks will no longer be accepted and all monies due must be paid by cashier's check, certified check or money order. Please mail your rental payment to **Pristine Property Management, 9840 NE 2 Ave, Miami Shores, Florida 33138** for online payments go to **pristinepm.com/tenants.html**. HAP regulations shall govern the HAP portion only if you're a voucher holder.
2. **SECURITY DEPOSIT/LAST MONTH PAYMENT:** If payment arrangements are established for the Security Deposit and/or Last Month's Rent an agreement must be signed. If tenant should default in any way with these payment arrangements and/or do not pay the new charges as incurred by the arrangement, the Owner retains the right to terminate the rental agreement. Furthermore, tenant agrees to vacate the unit within two weeks and will be liable for all additional costs incurred as well as any other relief allowable under the laws of Florida.
3. **MAINTENANCE REQUESTS:** Maintenance requests should be made by phone at **305.400.4842 Ext. 1**, online **pristinepm.com/tenants.html** or **in writing**. **If a maintenance appointment is scheduled and you are not at the property, at the agreed time, you will be charged a \$35.00 trip fee. Any damage to your rental unit or the premises, except for normal wear, caused by you or your guests will be corrected, repaired, or replaced by our maintenance team at your expense. You are not permitted to do your own repairs or call your own technician without management approval.** (In case of emergency, call 305.400.4842 Ext. 1 (Emergencies include fire, flood, electrical shortage, and sewer back-ups.) Your maintenance request cannot be fulfilled if pets are left unattended. **If you have a life threatening emergency call 911.**
4. **RESIDENTS:** Only those adults and children listed on the Lease Agreement are allowed to live on premises.
5. **DISTURBANCES:** **You are responsible and liable for the conduct of yourself, your family, and guests. NO noise, music or other sounds, or conduct or attire (or lack of) is permitted at any time in such manner as to disturb or annoy other residents or persons.** Your Residence is your home, free from interruption by Owner/Management, unless you or your guests disturb other residents. Acts of these persons in violation of the Lease Agreement, or one of these or future rules and regulations, may be deemed by Management to be a breach by you which may result in termination of the Lease Agreement.
6. **LOCKS:** You are prohibited from adding, changing or in any way altering door or window locks of the residence. Lost door keys will require new special locks, tenant cost **\$120.00**. Lost mailbox keys will cost the tenant **\$40.00**. If you find it necessary to have authorized personnel unlock the rental unit during office hours the fee is **\$50.00** after hours **\$150**.
7. **SOLICITATION:** Solicitation by you or others is not allowed on the premises.
8. **SUBSTANCES:** **NO SMOKING IN UNIT. NO DRUGS OR ILLEGAL ITEMS ALLOWED.**
9. **WATER USE:** Water may not be wasted. Water leaks must be promptly reported. Water hoses may be used only with automatic shut-off nozzles. Unless the water is in your name and the bill is current washing of vehicles prohibited.
10. **ENTRANCES:** All gates, hallways, walks and lawns should not be obstructed or used for any purpose other than entering and exiting. (No chairs, lawn chairs, toys, exercise equipment, etc.) Gates need to remain closed at all times.
11. **LAWN CARE:** If tenant is responsible for lawn care the property must be maintained on a regular basis.
12. **PERSONAL PROPERTY:** Due to legal limitations, it is not possible for us to insure your personal property. The building insurance protects the building NOT tenants' possessions. Tenant may obtain insurance on their residence. However, this is NOT a requirement of this lease.

13. **PARKING:** Automobiles should not be parked on the grass. Vehicles, not conforming to these rules, may be towed away at owner's expense. All state regulations that apply on the street will apply in our residence. All vehicles, including motorcycles, and mini-bikes, must be properly licensed, current, and all operators must be licensed as well. No one under age is allowed to operate a motor vehicle of any type on the grounds at any time.
14. **DUMPSTERS:** There are dumpsters/trash containers conveniently located throughout the residence. Please insure that your trash is placed in plastic bags and securely tied before placing it in the dumpster/ trash container, not beside it. Under no circumstances is there to be trash left outside of the rental unit's doors. You must break down boxes before placing them in the dumpsters or recycle.
15. **POOL:** Pool Regulations are posted at pool area. All children must be accompanied by an adult.
16. **PLUMBING:** You will be held liable for any plumbing services due to improper objects therein, such as paper products (other than toilet paper), toys, baby wipes, grease and other foreign matter in sinks, tubs, showers, and toilets.
17. **ANTENNAS:** Only cable dishes are allowed. NO radio, television, CB, or other types of aerials antennas are allowed.
18. **ALTERATIONS:** No apartment alterations (no painting, drilling, cutting, or boring for wires) allowed without Owner/Management's prior written approval. You should not display any signs, exterior lights or markings on the rental unit. No awnings or other projections should be attached by you to the outside of the building. Unit is to be kept in clean, sanitary conditions. **Only appropriate nails used for hanging wall decorations may be used.**
19. **PATIOS:** All balconies, patios and entrances must be kept clean and clear of storage items, hanging clothes, garments or rugs over railing of balconies or patios will not be permitted. Patios or balconies should not be used for anything except patio furniture, flower boxes, and plants. They are not to be used for storage under any circumstances. For safety, please do not place plants on balcony railings. Gas grills are not allowed on balcony or inside the unit.
20. **PETS:** No pets are allowed except with the permission of Owner/Management and the execution of a Pet Addendum.
21. **LAUNDRY ROOM:** If the area of residence provides laundry facilities, please remove clothing from machines promptly. Do not use tints or dyes. Report any malfunction of machines to the office. Maintain Clean.
22. **LEGAL OBSERVATION:** Tenant has been provided information in reference to lead based paint and has been made aware that the landlord does not and never has used lead based paint in building.
23. **INSPECTIONS: We will make periodical inspections to verify the residence is kept clean and orderly.**

To avoid misunderstandings regarding the **SECURITY DEPOSITS** that are made at the time you sign your Lease Agreement, the following information is provided: **Release of the Security Deposit is subject to the following provisions:**

1. Security deposit subject to return as per Florida Statutes and regulations.
2. If application is processed and a change of mind about residing in the unit after 24 hours, deposit may be forfeited.
3. Full term of lease has expired and all persons have vacated the Residence.
4. **A written notice** of intent to vacate effective the end of the calendar month must be given by the 1st of the calendar month prior to vacating date.
5. No damage to property beyond normal wear and tear.
6. Entire Rental Unit including range, refrigerator, bathroom, closets and cupboards are clean.
7. No unpaid legal charges, delinquent rents or fees.
8. **All** keys must be returned.
9. **All** debris, rubbish and discards placed in proper rubbish containers.
10. Forwarding address left with Owner/Management.
11. "Move-In, Move-Out Inspection Report" must be completed when you move in and signed by the Owner/Property Manager and you. This form must also be completed and signed by both parties when you move out.
12. Any tenant possessions remaining in apartment after move-out shall be disposed of.

Address _____ Unit # _____

I/We hereby acknowledge that I/We have read the foregoing Rules and Regulations and hereby agree to abide by each one.

Date

Resident (print)

(sign)

Resident (print)

(sign)