

COLDWELL BANKER PRYOR REALTY

Property Management

2125 Hickory Valley Road Chattanooga, TN 37421

Office - (423)551-4000 Fax – (423) 551-4002

Rules and Regulations

1. Vehicles parked on premises must be in working order with necessary registrations and/or inspections.
2. Late fees are strictly enforced and any unpaid fees will not be waived.
3. Absolutely no smoking is permitted in the Leased Premises.
4. The Tenant may not interfere with the peaceful enjoyment of the neighbors.
5. Garbage/Trash must be taken to the curb on the scheduled day(s) of trash removal and not before. In the event trash service is not offered it is the Tenant's responsibility to transport trash to the dump.
6. The Tenant will be responsible for any fine and/or violation that is imposed on the Property Owner due to the Tenant's negligence.
7. The Tenant will abide by all Local, State, and Federal laws.
8. The Tenant shall notify the police and Coldwell Banker Pryor Realty of any illegal activity that is witnessed in or around the Leased Premises.
9. The Tenant agrees not to use the Leased Premises for any unlawful purpose including but not limited to the sale, use, or possession of illegal drugs on or around the Leased Premises.
10. The Tenant agrees to test smoke detector(s) periodically as well as maintain operational batteries at all times.
11. The Tenant must report any malfunctions with the smoke detector(s) immediately to Coldwell Banker Pryor Realty. The Tenant agrees not to remove, dismantle or take any action to interfere with the operation of any smoke detector(s) installed on the Leased Premises.
12. The Tenant agrees to test Carbon Monoxide detectors (if applicable) periodically as well as maintain operational batteries at all times. The Tenant must report any malfunctions with the carbon monoxide detector(s) immediately to Coldwell Banker Pryor Realty.
13. Absolutely no hazardous materials are permitted to be in or around the Leased Premises at any time.
14. The Tenant may not use or store Kerosene or space heaters at any time in or around the Leased Premises.
15. Under no circumstances may a stove, oven, or range be used as a source of heat.
16. Charcoal and Gas Grills may not be used inside the Leased Premises.
17. The Tenant shall use ventilating fans at all times when bathing and cooking.
18. All windows and doors must remain closed during inclement weather.
19. The Tenant shall notify Coldwell Banker Pryor Realty of any pest control problems.
20. The Tenant must notify Coldwell Banker Pryor Realty of any changes in employment.

21. The basement and/or attic may not be modified for the use of living quarters without the written permission of Coldwell Banker Pryor Realty.
22. The use of any provided swimming pool or hot tub is at the Tenant's own risk. The Tenant further understands that any interruption of use will not alter or change any of the terms of this Lease.
23. The Tenant may not hang or place any signs on or about the Leased Premises.
24. The Tenant may not use windows, decks or balconies for the purpose of drying laundry.
25. Loud gatherings are not allowed. A disturbance caused by the Tenant's or Tenant's occupants or guests that results in any police action or complaints from neighbors is considered sufficient cause for termination of this Lease and action for eviction as permitted by law.
26. Tenant agrees to maintain an air temperature of 60-80 degrees Fahrenheit at all times.
27. If Tenant violates the lease and allows a pet on the premises, they will be responsible for a \$500 fine and any additional costs to remove the animal and clean and deodorize the premises.
28. Tenant shall not place any objects or personal property in a manner that is inconsistent with the load limits of the Leased Property. Waterbeds, pianos, aquariums and other such heavy furniture or equipment shall be permitted on Leased Property with the written consent of Coldwell Banker Pryor Realty.
29. No modifications to Leased Premises - Changes affecting the appearance of the exterior of any building, such as decorations, awnings, signs, sun shades, air conditioning equipment, fans, screens, balcony or patio covers and enclosures, or similar changes shall be made only with the consent of management. To this end no materials shall be installed at or around any window area except standard drapery material. No exterior television or radio antennas shall be allowed. No structural changes to the interior or exterior of the building shall be made without first having obtained the consent of management. No person shall mark, paint, drill into, or in any way injure, deface or damage any wall, ceiling, door, frame, partition, floor, wood or metalwork, wiring fixture, plumbing and/or any equipment.
30. Outdoor Equipment - Sporting goods, cooking equipment, lawn furniture, and other personal articles and equipment shall be maintained and used in such a fashion as to meet the standards established by the management from time to time. No antenna or satellite dish shall be erected on the roof, exterior walls or the common areas without Coldwell Banker Pryor Realty's prior written consent.
31. Lawn Care – Tenants are responsible for maintaining the lawn on the Premises at their own expense. If Tenants fail to maintain the lawn, shrubbery, or other landscaping in good, trimmed, and attractive condition, Management reserves the right to have lawncare performed at Tenant's expense.
32. No Waterbeds if any kind are permitted on the Leased Premises.
33. Guests and Family Members - Tenants will be held responsible for the actions of their guests as well as members of their families. If occupancy by guests or members of the family of Tenants creates a nuisance to other residents and neighbors, then management shall have the right to request that such guests or members of the family of Tenants leave. Responsibility for such supervision shall rest with the Tenant who is the host of such guests or whose family said person is a member of.
34. No home businesses shall be permitted to be operated out of the premises, with the exception of persons working from home for a business operating at another location, as long as such

activities are permitted by the restrictive covenants, HOA rules, and zoning and other ordinances.

- 35. Consent Revocable. Any consent or approval of management given under these Rules shall be revocable at any time.
- 36. Plumbing - The bathrooms, basins and other plumbing fixtures shall not be used for any purpose other than those for which they were designed, nor shall any sweepings, rubbish, rag or any other improper article be thrown into same. Any damage resulting from misuse of such facilities shall be paid by the resident by whom or in whose apartment the damage shall be caused. Water shall not be left running in the kitchen, bathroom, laundry or elsewhere. Each Tenant agrees to report all plumbing defects to management immediately, and to be responsible for all damages resulting from his own negligence.
- 37. THIS HOME IS A NON-SMOKING HOME. There is no smoking of cigarettes, pipes, cigars, e-cigarettes, vaping, marijuana (for any reason) or any other type of smoking device allow inside this unit. Violation of this rule shall result in a smoking penalty of Ten Thousand Dollars (\$10,000) as liquidated damages and to account for smoke damages, repair, and remediation costs.
- 38. Home Owners Associations. If the Leased Premises are a part of a condo or home owners association, all Tenant's must comply with all of the rules and restrictions of the association.
- 39. Utilities - Tenant covenants and agrees that Tenant shall pay for all utility services delivered to the Leased Premises during the term of this lease as soon as same shall become due and payable, except for, which shall be furnished by Management. Disconnection of utilities is grounds for Lease termination.
- 40. Abide by all Neighborhood / Subdivision Covenants.

I have read and understand all of the above Rules and Regulations and agree that I/We will abide with them along with all our occupants and guests.

Tenant: _____ Date: _____

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