

Rental Application



Tommy Tucker Realty Co.
Realtors® Since 1958
 4403 1st Ave SE, Suite 504, PO Box 848
Cedar Rapids, IA 52406-0848
 (319) 365-6956
 (319) 366-7792 [FAX]
 Email: info@ttrco.com
 www.ttrco.com



Each adult must **FULLY COMPLETE** an application and must read our **RULES**. We **CHECK** references for **ALL** applicants; we do **NOT** rent to anyone whose references we cannot contact. We do **NOT** allow anyone to move in **IMMEDIATELY**. We require **ONE** personal non-relative reference who has known you for 3 years. We require that rent does not exceed **25%** of your income. We do **NOT** just rent to the first applicant; we rent to the **BEST** applicant. We make decisions based on personal **HISTORY**, not on personal **APPEARANCE**. We also **MAY** require a co-signer.

Learned of vacancy:	<input type="checkbox"/> Newspaper	<input type="checkbox"/> For Rent Sign	<input type="checkbox"/> Person Name: _____
	<input type="checkbox"/> Called your Office	<input type="checkbox"/> Craig's List	<input type="checkbox"/> Internet

Applicant Information

Name:	Maiden Name:
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Date of birth:	SSN:	Email:
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Home Phone:	Work Phone:	Cell Phone:
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In whose name are the home and/or cell phone listed?

Drivers License#:	Exp. Date:	State:
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Address of unit being applied for:

Requested Possession Date:	Rent Amount:	Sec. Dep. Amount:
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First/Last Names and Middle Initial of everyone who will occupy the house or apartment and **Ages of Minors**: (A monthly charge of at least \$75-100 will be made for each unnamed occupant!!!)

1. Age:	4. Age:
2. Age:	5. Age:
3. Age:	6. Age:

Current address:

City:	State:	ZIP Code:
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Landlord:	Phone:	Monthly payment/rent:	From:	To:
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Reason for moving:

Previous address:

City:	State:	ZIP Code:
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Landlord:	Phone:	Monthly payment/rent:	From:	To:
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Reason for moving:

*****IMPORTANT*****

*****WE REQUIRE ADDRESSES, LANDLORDS AND EMPLOYERS FOR THE PAST 3 YEARS!!*****

Employment Information

Current employer:

Employer address:	From:	To:
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Phone:	E-mail:	Fax:
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City:	State:	ZIP Code:
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Position:	Shift: Day Night (Please circle)	Approx. monthly income:
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Supervisor:	Starting Salary:	Ending Salary:
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Are you subject to transfer?

Previous employer:			
Employer address:		From:	To:
Phone:	E-mail:	Fax:	
City:	State:	ZIP Code:	
Position:	Shift: Day Night (Please circle)	Approx. monthly income:	
Supervisor:	Starting Salary:	Ending Salary:	
Previous employer:			
Employer address:		From:	To:
Phone:	E-mail:	Fax:	
City:	State:	ZIP Code:	
Position:	Shift: Day Night (Please circle)	Approx. monthly income:	
Supervisor:	Starting Salary:	Ending Salary:	
Other Income Sources:	Approx. monthly Amount:		
Comments:			
Applicant Information cont.			
Credit Reference (Credit Cards):			
Balance Owed:	Monthly Payments:	How long have you had this credit:	
Bank/Credit Union & Address:			
Checking Account#:	Savings Account#:		
Have you ever been late in rent payments? Yes No (Please circle)			
Have you ever been evicted? Yes No			
Have you ever been or are you presently an illegal abuser or addict of any controlled substance? Yes No			
Have you ever been convicted of illegal manufacture, possession or distribution of any controlled substance? Yes No			
Are you able to meet the requirements of tenancy? Yes No		If not, do you have someone to help you? Yes No	
Do you have or expect to have any pets? Yes No		If so, what kind of pet?	
Any waterbeds? Yes No			
Which of these utilities are presently in your name? (Please circle)			
Water	Gas	Sewer	Garbage Pick-up Electricity None
No. of Cars:			
Make# 1:	Year# 1:	License# 1:	
Make# 2:	Year# 2:	License# 2:	
Do you make car payments? Yes No			
References			
Non-relative who has known you for at least 3 years:			
Name:	Address:	Phone:	
Name of nearest living relative:			
Name:	Address:	Phone:	
Name of person to contact in case of emergency:			
Name:	Address:	Phone:	
I authorize information to be checked for verification. If any of the above answers are found to be incorrect, any rental agreement becomes void and will be sufficient reason for eviction and loss of security deposit. I also authorize verification of employment, bank accounts, credit history, and rental history. I declare that my rental history and credit records are in good standing and understand that if I am accepted and fail to complete this transaction by promptly signing the lease, any deposit will be forfeited.			
Signature of applicant:			Date:

*****A SEPARATE APPLICATION IS REQUIRED FOR EACH ADULT APPLYING*****

*****PLEASE ANSWER THE FOLLOWING QUESTIONS AS THEY APPLY TO YOURSELF AND CURRENT MEMBERS OF YOU FAMILY AND/OR HOUSEHOLD. (USE ANOTHER SHEET IF NECESSARY)*****

1. Have you ever been convicted of a charge involving illegal use/abuse/manufacture/distribution of a controlled substance or plead "No Contest" to any drug/alcohol related charges?
(Circle one please) Yes / No Family Member: _____ Yes / No
If yes, please indicate: Date: _____
Court: _____
Violations: _____
Resolution: _____
Other facts: _____
2. Are you a current legal or illegal use of a controlled substance?
(Circle one please) Yes / No Family Member: _____ Yes / No
If yes, please explain: _____
3. Have you ever been convicted of a felony or aggravated misdemeanor?
(Circle one please) Yes / No Family Member: _____ Yes / No
If yes, please indicate: Date: _____
Court: _____
Violations: _____
Resolution: _____
Other facts: _____
4. Have you ever been a defendant in a forcible entry and detainer FE&D (eviction) action?
(Circle one please) Yes / No Family Member: _____ Yes / No
If yes, please indicate: Date: _____
Court: _____
Violations: _____
Resolution: _____
Other facts: _____
5. Have you ever been a defendant in money judgment action for unpaid rent/utilities? Yes / No
Housing damages? Yes / No Or noncompliance with your rental agreement? Yes / No
(Circle one please) Yes / No Family Member: _____ Yes / No
If yes, please indicate: Date: _____
Court: _____
Violations: _____
Resolution: _____
Other facts: _____
6. Are there adverse credit conditions/situations in your recent history that will show up on your credit report?
(Circle one please) Yes / No Family Member: _____ Yes / No
If yes, please indicate: Date: _____
Court: _____
Violations: _____
Resolution: _____
Other facts: _____
7. Have you or a family member ever been charged/convicted/pleaded "No Contest" to any sex offender charge? Yes / No Ever been registered or required to be registered as a sex offender? Yes / No
Ever been on any state's sex offender list? Yes / No
If yes, please indicate: Name/Aliases: _____
Date: _____
Where: _____
Violations: _____
Resolution: _____
Other facts: _____

Applicant Signature:

Date:

Applicant's signature on this application authorizes management to check applicant's references including:

- credit report
- criminal report
- income verification
- employment and/or student verification
- previous landlords or program participation
- county courthouse records for Small Claims filed and housing judgments
- law enforcement with jurisdiction over previous addresses
- others as deemed pertinent from application

Federal Fair Housing Act Title VIII Section 804 [42 U.S.C.3604] (f)(6)(9), State Iowa Code Chapter 216.20b, Iowa's anti-discrimination law, and City of Cedar Rapids Municipal Ordinance Chapter 69.19(b)6F do not affect:

"Tenancy of an individual that would constitute a direct threat to the health or safety of other individuals or tenancy that would result in substantial physical damage to the property of others."

Be advised that management will not:

1. rent to persons who lie on their applications
2. continue tenancy with persons who management later learns lied
3. rent to applicants with, or whose family includes persons with, recent convictions for felonies and aggravated misdemeanors including illegal drug and alcohol related crimes and sex offenses
4. continue tenancy with persons who are currently convicted for felony and aggravated misdemeanor violations
5. rent to, or continue tenancy, with persons who entertain guests with recent convictions for felonies and aggravated misdemeanors
6. rent to persons with a history/habit of poor credit
7. continue tenancy with persons who disregard provisions of the rental agreement
8. continue tenancy with persons who cause property damage/disturbances

Management considers convictions for felonies and aggravated misdemeanors such as this list unacceptable behavior/activity/involvement for tenants of this property:

- Assault/personal injury/domestic violence
- Prostitution/known sex offenders
- Criminal mischief/vandalism/property damage/arson/trespass
- Drug use, drug abuse, drug trafficking, drug manufacturing
- Child molestation/endangerment/neglect
- Breaking and entering, theft/burglary/robbery, possession stolen property
- Illegal possession/use/discharge of firearms/guns
- Stalking/kidnapping/rape/sexual abuse

"I have read and understand this sheet."
Applicant Signature:

Date:

AGENCY DISCLOSURE AND ACKNOWLEDGMENT FORM

When you enter into a discussion with a real estate licensee regarding a real estate transaction, you should understand who the licensee is representing in the transaction. More importantly you should understand how that agency relationship impacts on your relationship with the licensee.

Broker: Tommy Tucker Realty Co./Professional Management Associates Co. HERE-IN AFTER REFERRED TO AS OUR COMPANY:

_____ Landlord/Owner _____ Tenant

1. If Our Company creates a Management Agreement on your property to rent, lease, operate and manage:
It is the policy of our company to represent the Landlord/Owner exclusively under Single Agency. The Landlord/Owner is represented as a "Client" in this case. Under Single Agency, Our Company does not represent the Tenant in the transaction.
2. If Our Company writes your Rental Agreement:
It is Our Company policy to represent the Landlord/owner exclusively as a "Client" for rent, lease, operate and manage. Our company does not also represent the Tenant in the transaction. The Tenant is a "Customer" who either elects to represent themselves in a transaction or by a different real estate company. A "Customer" means a consumer who is not being represented by a licensee but for whom the licensee may perform ministerial acts.
3. It is Our Company policy not to cooperate in commission and sub-agency arrangements between other brokerage firms in residential property management.
4. This disclosure does not cover Our Company policy on selling or buying property. Non residential property management may be handled under a different policy.

The above Company Agency Disclosure is hereby approved and I/We acknowledge receipt of a copy of this disclosure document.

Signature of prospective (Landlord/Owner or Tenant):	Date:
Signature of prospective (Landlord/Owner or Tenant):	Date:
Signature of prospective (Landlord/Owner or Tenant):	Date:

NOTE THIS IS NOT A CONSENT FORM, IT IS ONLY A DISCLOSURE FORM.

Authorization for Release of Applicant Information

I/We, the undersigned, do hereby authorize Tommy Tucker Realty Co., its Successors and/or Assigns, to verify my/our past and present:

- Employment
- School or program participation
- Earnings/Income
- Status of utility accounts
- Previous landlord references
- Past rental payment habits
- Information about past and present mortgages
- Compliance with previous landlords' rental agreements
- Cedar Rapids Leased Housing, 319-286-5872

And to obtain copies of my/our:

- Consumer Credit Report
- Small Claims Court history
- Criminal Activity Reports from state/county/local
- Sex Offender Registry through County Sheriff
(name, one of: address/date of birth/social security number)

It is understood that a photocopy of this form will serve as authorization for completing any attached form

This information is to be used solely for the purpose of processing my rental/sales/loan application and/or rental/sales/loan agreement.

Applicant _____ Date _____

Applicant _____ Date _____

Applicant _____ Date _____

Applicant _____ Date _____

TENANT'S RULES AND RESPONSIBILITIES

LANDLORDS IOWA, INC.

TOMMY TUCKER REALTY CO.

319-365-6956 or 319-366-7792(fax)

- 1. ABANDONMENT:** The landlord is attempting to exercise due diligence regarding the tenant's property. The tenant agrees that all personal belongings must be removed from the unit when tenancy terminates. The tenant agrees that any property remaining after tenancy termination becomes the property of the landlord and the tenant has forfeited possession rights. Any arrangement contrary to the preceding statement must be agreed upon between landlord and tenant prior to tenancy termination and MUST BE in writing.
- 2. ABSENCES:** To notify the Landlord on or before the first day of any extended absences [72 hours] from the dwelling unit.
- 3. ALTERATIONS:** To not do any painting nor make any alterations of any kind without prior written approval from Landlord. Not to use nails, tape, gum-based adhesives, nor fasteners other than bull-dog hooks with small nails.
- 4. BAD CHECKS:** To pay a returned check charge of \$25.00 plus late and other required fees. If for any reason a check is returned dishonored, future rent payment will be cash, cashier's check/money order. Landlord may take tenant to court under theft statute.
- 5. CARPET:** To regularly vacuum carpet [1-2 times weekly]; we may have vacuum cleaners available. To pay for damage to carpet caused by any unauthorized cleaning firm or person. Carpets are cleaned before you move in and are to be cleaned when you move out only by approved and authorized firms. Contact me for details.
- 6. CHILDREN:** To not allow, under any circumstances, children under the age of twelve [12] to remain unattended on the premises at any time.
- 7.** To not allow your children, visiting children or anyone else to climb trees; in multiple family housing to not allow children nor anyone else to play or loiter in the hall, stairways, entrances, porches, laundries, or disturb other residents or neighbors.
- 8. CLEANLINESS/LITTER:** To keep that part of the premises that Tenant occupies and uses, safe, sanitary, and clean as possible and not to litter the hallways, entrances, laundries, parking areas or grounds. Keep debris, bikes, & toys picked up daily and/or stored properly - not strewn about the yard.
- 9. CONDUCT:** To see that the conduct of the Tenant, the family, and guests is never unlawful, disorderly or boisterous and that it does not interfere with the rights, comfort, or convenience of other persons on or around the premises.
- 10.** To control noises and keep down the volume of music and broadcast programs at all times so as not to disturb other people's peace and quiet and so that any noises are not heard in the halls nor outside the dwelling unit; in multi-family and other housing to control noises at any time, especially between 10:00 p.m. & 7:00 a.m.

- 11. COUNTERTOPS:** To not use countertop as a cutting board; to not place hot utensils on counter.
- 12. DESTRUCTION:** To not deliberately nor negligently destroy, deface, damage, abuse, impair or remove a part of the unit, common areas, building, exteriors, grounds, appliances, fixtures, or equipment nor knowingly permit another person to do so.
- 13. DOORS LOCKED:** To keep all outside entrance doors locked nightly - especially in multi-family housing.
- 14. DRAINS:** To be responsible for all drains and waste pipes in unit and the cost of clearing or cleaning any partial or complete stoppage occurring during occupancy and to do so within 48 hours of the stoppage. To be careful about what goes down the drain - no grease, coffee grounds, food, etc.
- 15. DRUGS:** To allow no illegal drugs on premises - not to store, to manufacture, to use, nor to sell.
- 16. ELECTRICAL WIRING AND FIXTURES:** To use no temporary wiring nor extension cords except extension cords which run directly from portable electric fixtures to convenience outlets & which do not lie beneath floor coverings or extend through doorways, transoms, or similar structural elements or attached thereto. Tenant shall not knowingly overload circuitry of dwelling unit. To keep light fixtures and globes clean; to clean blades of ceiling fans.
- 17. EQUIPMENT:** To use facilities, appliances, fixtures, and equipment only for the purposes for which they are intended and to keep all in a clean and sanitary condition and to be responsible for the reasonable care, proper use and proper operation of.
- 18. EVICTION:** To understand that present written rules may be amended and other written rules may be adopted concerning the Tenant's use and occupancy of the premises. Tenant agrees to be bound by such rules and realizes that should he or she break those rules, sufficient grounds would exist for the termination of this occupancy.
- 19. EXTERMINATION OF PESTS:** To be responsible for extermination of any insects, rodents, or other pests of the premises if Tenant is occupant of a single-family dwelling unit. If Tenant is occupant of a duplex, Tenant shall be responsible for such extermination within the unit occupied by him/her whenever that unit is the only one infested.
- 20. FLAMMABLES:** To store no gasoline, kerosene or other flammables of any kind within the unit.
- 21. FLOORS:** To keep vinyl and wooden floors clear and sanitary; To use proper cleaners & waxes or no-wax and/or vinyl floors. To use only a sponge mop on vinyl floors rather than a string mop which allows excess water to stand on tile and seep under edges & loose tile. To use on wooden floors only cleaners and waxes intended for such use.
- 22. GARBAGE:** To dispose promptly and in a clean and

safe manner from dwelling unit all garbage, rubbish & other waste which must all be in PLASTIC GARBAGE BAGS. To place garbage cans where and when required for weekly garbage pickup, and after such pickup to replace the cans where they belong. To sort, recycle, and dispose of items & garbage in proper manner as required by health & city ordinances.

23. GUESTS: To limit the stay of any guests or visitors to less than seven (7) days in any year or whatever period of time the law allows and to give prior written notice of the visit to the Landlord.

24. HALLWAYS\STAIRWAYS\LANDINGS\ENTRIES: In multi-family housing to cooperate to keep all of these areas clear and clean at all times. To not store any items in these areas including children's toys, playpens, strollers, trikes, bikes, etc and adults bikes golf clubs, motorcycles, etc. To see that the person who is responsible cleans up accidental spills right away. To not litter these areas with gum and candy wrappers nor any other papers; not to eat in these areas. To not allow children to play in these areas.

25. HEALTH\SAFETY: To comply with requirements of applicable building, housing, & health codes which relate to health and safety.

26. HEATING EQUIPMENT: To install new furnace filters monthly during heating season; in case of permanent filter - to keep it clean. This aids in energy efficiency, a more efficient-operating furnace, lower utilities, and safety.

27. INSPECTIONS: To understand that the Landlord reserves the right to make periodic inspections to insure that desired standards of maintenance and cleanliness are maintained.

28. INSURANCE: To understand that Landlord is not an Insurer of the Tenant's person nor possessions. Landlord shall not be liable for personal injury or death of Tenant, his family or guests or damage or loss of the Tenant's personal property for any cause whatsoever. LANDLORD STRONGLY RECOMMENDS AND PREFERS THAT TENANT OBTAIN HIS/HER OWN INSURANCE.

29. KEROSENE HEATERS: To not ever use kerosene heaters anyplace.

30. LAUNDRIES: To realize that laundromats in the multi-family units are provided for the Tenants only; to promptly remove all laundry from machines; to clean the machines and lint filters after each use; to keep laundry areas clean.

31. LAWFUL USE: To not engage in any illegal activities on the premises nor allow others to engage in any illegal activities on the premises.

32. LAWN\SNOW: To pull weeds and mow and trim the yard whenever needed to insure a neat appearance. To rake leaves and pick up twigs, branches, and other debris. To observe the City's Weed and Snow Ordinances; to be responsible for any violations of such. To water grass, trees, and shrubs when needed. To keep gutters clear of leaves & debris. To remove snow & ice

from steps, walks, & driveways promptly after a snowfall. These apply to _____.

33. LIGHT BULBS: Light bulbs shall be furnished at the time of occupancy; thereafter, Tenant will replace all bulbs promptly as needed at Tenant's expense; at check-out, Tenant will be responsible for all bulbs to be working & to be same watt as were originally provided.

34. LOCKOUT: In the event of a "lockout,"

If during normal business hours (Monday - Friday, 9:00 to 5:00) tenant may pick up a key at the office to unlock the door and return the key immediately. After hours the cost will be \$30.00.

35. MAIL: Everyone receiving mail at this address will be considered a resident or tenant.

36. MAIL\NEWSPAPERS: To promptly pick up mail & newspapers; to dispose of unwanted mail only in the trash.

37. MALFUNCTIONS: To give Landlord immediate and prompt notice of any defects in the plumbing, electrical, or heating systems, or in any appliances, fixtures, equipment, or any other part of the premises, including water spots on the ceiling or any sign that the roof may leak. Notification should be during normal working hours and Tenant should allow reasonable amount of time to correct the problem.

38. OCCUPANTS: To allow no more than one family to occupy the dwelling without written permission from the Landlord. To not allow occupancy to exceed the occupancy standards of the City Code; to allow no persons except those specifically listed on the Application and Rental Agreement to occupy the dwelling without the written consent of the Landlord. Any occupant 18 years of age or older must complete an Application for Tenancy and be approved by the Landlord. If Tenant fails to inform Landlord of additional people occupying premises, Landlord may terminate the lease. We consider an occupant to be anyone whose mailing address is the address of your unit or who declares your unit to be his/her address. Unapproved occupants are trespassers.

39. PARKING\STORING VEHICLES: If off-street parking is available, each Tenant may use only _____ space for _____ car per dwelling unit. Permit Parking Only and/or assigned parking may be required. To not store cars, trailers, boats, etc. anyplace on the premises nor in the parking area. Inoperable vehicles are to be repaired or removed within 72 hours. No major car repairs are to be done on the premises. Cars are NOT to be washed on the premises [if Landlord is furnishing the water]. Parking is allowed only in designated parking areas and NOT ON THE GRASS! Failure to comply with this rule will result in the car's being towed away at Tenant's expense. Tenant agrees to keep only vehicles as listed and described on Application & to notify Landlord if different vehicle is obtained.

40. **PETS:** To allow NO fish, birds, reptiles, animals, or pets of any kind [except for seeing and hearing dogs for the handicapped] anywhere on premises at any time. To report to Landlord or Manager any pets seen anywhere on premises. Also cannot keep pets belonging to another person at any time for any reason.

41. **PLUMBING FIXTURES:** To keep all plumbing fixtures in a clean and sanitary condition and to be responsible for the reasonable care, proper use, and proper operation thereof. To be responsible for the cost of unstopping plugged stools and drains. To be careful of what is flushed down the toilet: no diaper liners, Pampers, Kotex, tampons, grease, table scraps, clothing, towels, washcloths, rags, children's toys, plastic items, coins, sand, dirt, rocks, balls of hair, wads of toilet paper, etc. Landlord is responsible only for tree-roots.

42. **PRIVATE RESIDENCE ONLY:** To use as a private residence only for those named as residents and not to conduct any business or acts that are not in keeping with the law or zoning regulations. No businesses! No boarders nor lodgers allowed! No criminal nor illegal activities allowed!

43. **RELOCKING:** To pay relocking charges if anytime during tenancy keys are lost or **ALL COPIES OF KEYS** are not turned in at end of occupancy.

44. **RENT:** To pay rent on the first day of the month in advance to the Landlord at 4403 1st Ave SE, Suite 504 the address at the top of this form or at _____ between 8:30 a.m./p.m. & 5:00 p.m. on the _____ of each month (unless those days fall on Sunday or a Holiday). Initial payment of first month's rent and Security Deposit must be made in cash. Tenant can expect to receive a **3 DAY NOTICE TO PAY UNPAID RENT** if rent is not paid on time and a \$25.00 service fee may be charged for each **3-DAY NOTICE**.

If rent is not paid by 5:00 a.m./p.m. on the 5th day of the month, Tenant agrees to pay monthly late fees of \$60.00 up to a rent of \$700.00 and \$100.00 for rent over \$700.00.

45. **REPAIRS\REDECORATING:** Repairs to dwelling, furnishings, or appliances are to be done only by the Landlord or by a contractor approved in writing by the Landlord. Landlord will undertake repairs as soon as possible. Any repairs billed to Tenant should be paid to Landlord immediately.

46. **RULES:** Tenant agrees that he/she has received in writing all existing rules concerning Tenant's use and occupancy of the premises. Tenant understands that additionally, Landlord may, from time to time, and in the manner provided by law, adopt further or amended written rules concerning the Tenant's use and occupancy of the premises.

47. **SECURITY DEPOSIT:** To pay security deposit **IN FULL PRIOR TO OCCUPANCY**. To agree to and sign Security Deposit Agreement. In the event of several tenants, any tenant[s] who leaves prior to lease termination

relinquishes his/her claim to any Security Deposit held by the Landlord; remaining tenants will be requested to pay amount necessary to bring deposit back up to required amount.

48. **SIGNS:** Tenant agrees to not post any signs, notices, or visual displays of any kind on doors, windows, nor exterior walls.

49. **SMOKE DETECTORS:** Tenant agrees to test detectors at least every other week and to report any problems to the Landlord in writing. If the detectors are battery operated, Tenant agrees to replace the batteries as necessary. Tenant agrees not to tamper with the detectors nor to disable detector nor deliberately remove the batteries.

50. **SUBLET\LOAN:** To not sublet nor assign the lease or unit or any part thereof, nor give accommodations to boarders or lodgers. Only those whose names appear on the Rental Agreement or Lease may live in the dwelling unit. All others are trespassers.

51. **SWIMMING\WADING POOLS:** To not permit swimming nor wading pools of any-kind on the premises.

52. **TERMINATION:** To give Landlord thirty [30] days written notice prior to moving-out and prior to expiration of lease except for lease expiring in months of December and January where sixty [60] days prior notice shall be required. Notice is due on or before 1st of month and Tenant must be moved out by end of month. Such notice shall be in writing and shall give a specific date [USUALLY last day of month] and time for moving out, and give forwarding address or instructions for return of deposit. Notice given on the 15th will be a 6 week notice.

In the event less than required notice is given or if Tenant "holds-over" past expiration of lease or past end of month, Tenant agrees to pay \$75.00 daily to cover notice or hold-over period. After move-out, Tenant will return all copies of keys, arrange with landlord a time during normal working hours for final inspection, and provide written forwarding address;

53. **UTILITIES:** To transfer utilities for which Tenant is responsible **PRIOR** to occupancy. Utilities not switched after 3rd day of occupancy will be disconnected. To have utility accounts in his/her name and to be responsible for those accounts throughout term of lease or tenancy term [whichever is longer]. To use utilities provided by Landlord in reasonable/not wasteful manner

54. **WALLS\CEILINGS\DOORS\WOODWORK:** To keep walls, ceilings, etc. reasonably clean and free of dirt or greasy film.

55. **WATERBEDS:** To allow waterbeds only with prior written permission from Landlord and providing copy of waterbed insurance policy.

56. **WINDOWS, DOORS, STORM-DOOR:** To pay for any broken glass and damaged screening in dwelling regardless of fault while Tenant lives there. Such damages should be immediately reported to Landlord so that repairs can be made; tenant agrees to keep screen

TENANT'S RULES

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in place at all times. Tenant further agrees to not allow broken windows to go unrepaired for over 48 hours.
57. YARD/GARAGE SALES: To conduct yard/garage sales/auctions only with Landlord's written prior permission.

58. ILLEGAL PROVISIONS NOT AFFECTING LEGAL PROVISIONS: Whatever item in this set of rules is found to be contrary to any local, state, or federal law shall be considered null and void, just as if it had never appeared; it shall not affect the validity of any other item in rules.

THANK YOU FOR YOUR COOPERATION. WE HOPE YOUR STAY WITH US WILL BE A PLEASANT ONE!

MANAGEMENT DISCLOSURE: These people are authorized to act in any and all capacities for the Landlord:

Robin Bradley Tucker, Tommy Tucker Realty Co. 365-6956 or 431-6930
who may be contacted at the address and telephone numbers listed at the top of page one.

I/We have received a copy of these rules, understand them, and agree to abide by them.
I/We agree to test smoke detectors regularly and replace batteries as necessary.

Signature of Tenant #1

Date

Signature of Tenant #2

Date

Signature of Tenant #3

Date

Signature of Tenant #4

Date

Signature of Co-Signer[s]

Date

Signature of Co-Signer[s]

Date

Signature of Co-Signer[s]

Date

Signature of Co-Signer[s]

Date