

House Rules (subject to change)

(Including Move-In and Move-Out information)
Edition 240901-0265

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House Rules are necessary for safety, to minimize inter-tenant friction, and to protect the property. These **HOUSE RULES** are obligatory, and are part of your **RENTAL AGREEMENT** with Amber Properties Company. You are living in a multiple family dwelling, not a detached home. Please be considerate of your neighbors. The most common complaints relate to late and noisy parties, excessively loud entertainment equipment and late night laundry machine usage. Management may request return of the apartment if noise, disturbance or nuisance complaints are received, or if repairs or maintenance require same.

INTERIORS:

- No tape, adhesive picture hangers, Command Strips, or stickers on walls. A few small nails (never more than 8) do less damage.
- No repainting, wallpaper, adhesive contact paper, alterations, or hardware by occupant.
- Do not damage hardwood or vinyl floors with nails, tacks, strips, or furniture legs.
- Don't damage hardwood floors with excessive mopping or spillage.
- You are responsible for damage caused by leaking aquariums, waterbeds, flower pots, open windows, etc.
- Do not waste water, gas, electricity, or heat. *Open windows during heating season not allowed.* Report running toilets, and dripping or leaky faucets promptly, or you are subject to damage charges.
- Tenants are responsible for all damages caused by their neglect or carelessness. This includes but is not limited to clogged toilets due to improper disposal of diapers, tampons, sanitary napkins, baby wipes, grease, or other objects.
- Tenants are also responsible for fire damage caused by carelessness or negligence, whether or not you obtained renters insurance as urged in your lease.
- Tenants are responsible for keeping the apartment interiors at a reasonable level of cleanliness and order.
- Please be a good neighbor and comply with all local ordinances, state and federal law.
- Place rugs on hardwood floors in walking areas, to reduce noise to unit below. No fastened-down or wall-to-wall carpets.
- Place carpet squares under furniture legs to protect floors.
- Keep your TV or stereo speakers on carpet pads, shelf or platform; not directly on the floor. Please be considerate of your neighbors in all respects.
- Ceiling hooks are permitted except on textured ceilings, or if ceiling contains electric heating coils.
- Resident will be charged for wallpaper removal, colored walls, missing rods, shelves, breakage, etc., or damage to vertical blinds. Do not force vertical blinds open or closed. Ask.

PARKING AND AUTO:

- Park snugly within the yellow lines. Do not park rambly. *No unlicensed, unused or out-of-service autos.* Visitors to use street parking if possible. Townhome residents must use garage for parking to conserve outside parking spaces.
- Keep a shovel in your auto. Snow plows sometimes form a ridge behind your car.
- Don't dump litter or ashtrays in lot. Do not spill anti-freeze, motor oil, or other fluids. Dispose of wastes properly.
- Car washing allowed, using a bucket. Hoses not allowed.
- Carport parking by assignment only.
- Motorcycles, boats, trailers and RVs not allowed, other than by special permission, only if a Permit has been issued.

ABANDONMENT:

- If it has been determined that you are no longer living in the apartment, you may be considered to have abandoned the dwelling. The contents may then be removed and the lock changed as allowed by law.

- Any possessions left in an apartment, storage space, hallway, utility room or patio/porch after vacating, or which is of unknown ownership, will be treated as abandoned property. Resident will be charged for removal of abandoned property.

PLEASE DO:

- Let Management know your current telephone numbers (cell, home and work) and email address. Management must know name, address and phone numbers of parent, or other person to notify in case of accident, illness, prolonged absence, or other emergency. We do not disclose telephone numbers.
- Maintain active mail delivery to the U.S. Postal Service mailbox assigned to your apartment.
- Maintain operating utility account(s) and be current on payments for same. Management may require tenant(s) to enroll in auto pay with utility provider(s). Failure to maintain current utility account(s) will result in termination of tenancy.

DON'TS:

- DO NOT let your apartment door stand open (noise control).
- DO NOT prop open common entry doors, or laundry room doors. Keep out mice, raccoons, snoopers and vagrants.
- DO NOT store combustibles, junk or trash in your apartment/townhouse, on patios/porches/balconies, or in basements, storage lockers, garages or hallways.
- Trash/recyclables must be discarded promptly only in the refuse containers provided or taken by resident to SOCRRA (e.g. batteries, electronics, etc.).
- DO NOT disable smoke detectors or fail to report if defective.
- DO NOT bring fireworks anywhere onto the premises.
- DO NOT bring supermarket carts to the premises.
- DO NOT use a storage locker/cage that is not assigned to your apartment. Improperly stored items will be discarded.

- DO NOT overload outdoor wooden or concrete decks and balconies. A maximum of six persons is allowed at any time.
- DO NOT store flammables such as paints, thinners, lacquers, gasoline or empty cans anywhere on premises.
- DO NOT leave candles burning when away from your unit.
- DO NOT smoke in hallways, laundry rooms, basements or other common areas, or litter with cigarette butts; also DO NOT allow smoke—or cooking/other odors—from within your unit to affect other units or common areas.
- DO NOT, based on Michigan Public Act 546 of 2016, sec. 7(C)(3), M.C.L. 333.26427, smoke or cultivate marijuana, for medical or other reasons, anywhere on the premises.
- DO NOT tamper with building heat/hot water controls or gas/electricity/water/telephone/cable TV utilities.
- DO NOT install bidets in bathrooms or make any other modifications to plumbing.
- DO NOT unplug heating thermostat system transformers from wall outlets, or alter or replace thermostats.
- DO NOT allow hallways or lobbies to be a hangout for vagrants or truant. Tell the police and Management.
- DO NOT change locks or keys or re-program garage door openers. Do not install security alarm systems, nor chains that lock with a key. Management **must have** access to all apartments for emergencies and to respond to repair requests from tenants, without prior appointment; *also to show apartments to prospective renters once tenant has given notice of move-out* (for which Management will make best efforts to give advance notice to resident).
- DO NOT jam stones or bricks in building entry door hinges to keep open; this damages hinges/doors, and tenant charged.
- DO NOT drive on grass at move-in/out or at any other time.
- DO NOT keep propane tanks, or gas or charcoal grills, anywhere on the premises when contrary to city ordinance.
- DO NOT use untreated live Christmas trees; *treated or artificial trees only are allowed by law.*
- DO NOT "fill" or "patch" nail holes at move-out.
- DO NOT operate a home business which involves client/customer traffic to or from your apartment.

MORE INFORMATION:

- Management makes its best effort to maintain the buildings and appliances in sound functional condition. Management reserves the right to alter, amend, change or delete any specification or feature pertaining to the buildings or individual apartments; and to make necessary repairs, replacements, alterations, etc., as required, and also in response to tenant maintenance requests, subject to weather and availability of materials and manpower, *without prior appointment.*

- Management disclaims responsibility or liability for losses and inconvenience of residents resulting from frozen pipes, stopped drains, leaks, interrupted utilities, defective appliances, or any other losses or damages occurring to tenant on the premises.

- There is no allowance to residents in the way of the diminution of rent or assumption of liability for inconvenience or reduction in services resulting from loss of heat, water, roof or other building or utility failures.

- In event significant damage, or operational or habitational impairment, or health hazard occurs to an apartment, either management or resident may terminate the Rental Agreement.

- Once your lease converts to month-to-month, either Management or Tenant(s) may terminate the tenancy on a calendar month's prior written notice, *WITHOUT NEEDING A REASON.*

- Management disclaims responsibility for the acts of other tenants or their visitors. *Purchase of Renter's Insurance for theft and casualty is strongly encouraged.*

- Tenant is liable for all reasonable legal fees and court costs incurred by Management to enforce its rights under this lease.

- For fire safety, do not allow draperies, paper or other flammables on or near indoor gas space heaters or fireplaces or near the outdoor heater vents or near cooking stoves. Never place fireplace ashes in a combustible container.

- Amber Apartment dwellers may keep birds and fish and pursue quiet hobbies. No exotic animals such as snakes, iguanas, ferrets, fancy rats, etc. Also, no pit bulls, part-wolf or other potentially aggressive dogs, as determined by Management. All of the foregoing in this paragraph applies in the case of emotional support animals. Only ONE dog or cat is allowed (whether or not an emotional support animal), whether your dog or cat, or a visiting one, ONLY at some locations, by Permit ONLY; *they are otherwise prohibited.*

- If at any time during your tenancy you apply to have an emotional support animal that otherwise conflicts with the policy of the property location of your tenancy, you agree Management has the right to require that you transfer to a property location where the policy is consistent with your emotional support animal.

- Management has provided at least one cable t.v. outlet and one telephone jack in each apartment for your convenience. Any activation of these services is to be made by you with the cable t.v. and/or telephone company, at your cost. No additional wiring, antenna, or satellite dish is permitted by you or the service companies without Management's prior approval by Permit.

- As an accommodation, Management may accept parcels for tenants at Rental Office but disclaims responsibility or liability for such parcels.

- Management will not replace burned out light bulbs or fluorescent tubes. They are available at no charge for tenants if picked up at the Rental Office.

- Management will help tenants gain access to their apartments in "lock-out" situations. However, Management reserves the right to charge a \$45 fee for lock-outs. There is an additional \$35 charge per lock for lock changes.

- At the request of tenants, Management may give a key to delivery/repair persons, but we cannot accompany them.

- Coin operated and/or in-unit laundry machines are provided for your convenience. It is expected that the washers and dryers will be cleaned by the users after every use and *used during reasonable hours only.* Clogged dryer lint traps reduce performance, so keep the filter and the trap clean. No dyes may be used in the washing machines. Hanging laundry out-to-dry outdoors is not permitted.

- Having your own washers and dryers is not permitted except by Permit, ONLY in those units with available washer/dryer hookups, and *used during reasonable hours only.* At move-out you MUST replace the gas dryer service cap and vent cover, or you will be charged \$10 / \$15, respectively.

- Management undertakes to prepare the rental property prior to move-in to the high standards of Amber Properties Company.

- If you must move in before "finishing" is completed, Management will make best efforts to finish work, working around your belongings.

- If the former occupant does not vacate on time, your tenancy begins when the premises are vacated. If you occupy the premises before the scheduled date, your rent will be prorated for the days of early occupancy. The departing tenant is refunded the same number of days rent.

- Per state law, resident may complete a move-in check list within 7 days of occupancy to record gross damage to the premises which existed prior to move-in. Forms for such documentation are provided by Management. *The move-in Apartment Condition Check List is NOT a Maintenance Request.* For service you must submit Maintenance Requests.

MOVE-OUT:

- Provide a minimum of 30 days written notice of your intended move-out date, even if your lease is expiring. **ALL** move-out dates must be **ONLY** month-end (the **last day** of the calendar month), or mid-month (the **15th day** of the calendar month).

- You must pay in full for your last calendar month or half calendar month, regardless of your actual move-out date.

- Avoid these charges, which are *liquidated damages* for the costs and administrative efforts we incur:

- If you break your lease but give a calendar month notice, you will be charged an amount which is the equivalent of 60 days additional rent.
- If you break your lease and also lack a full calendar month notice, you will be charged an amount which is the equivalent of 75 days additional rent.
- If you do not break your lease, but only give 16 to 29 days move-out notice, you will be charged 15 days additional rent.
- If you do not break your lease, but give less than 16 days move-out notice, you will be charged 30 days additional rent.

- To protect your credit rating your last rent payment must be on time and in full. Include any additional rent/fees due resulting from the above. You may not apply security deposit as rent.

- You must move out at the scheduled time, so as not to delay the incoming resident. Late move-outs are subject to civil law suit by the party injured by the delay.

- If you hold-over, for any reason, even for a single day, you are obligated to pay a full months rent.

- Security deposit will be retained only for unpaid rent or for damages which are beyond fair wear and tear. Security deposit deductions, if any, are detailed on the Move-out Settlement which will be mailed within 30 days of key return.

- Management will refund to you rent payments for days the premises are occupied by a new resident. *Return keys to the Rental Office immediately upon move-out*, so the apartment may be re-rented as soon as possible. No such refund would apply if liquidated damage charges for breaking your lease.

- *Failure to return all door and mailbox keys will result in a \$35 lock change charge per lock. Lost key charge is \$10 each. Lost garage door opener charge is \$45 each.*

- As required by law, to receive your security deposit refund you must provide Management with your forwarding address within four days of moving. The security deposit refund will be sent to you by mail within 30 days; \$50 will be charged for reissuance.

- **Management may show your apartment to prospective tenants when it has been listed for re-rental.**