

## Rules and Regulations

1. Change address when moving in and when moving out. Mail/Package(s) will not be forwarded.
2. Any repairs needed by student(s) except in the case of emergency, must be made in a maintenance request form on our website [www.crimsonhawkrentals.com](http://www.crimsonhawkrentals.com). DO NOT text/call/email landlord.
  - a. If student(s) texts/calls/emails landlord, no repairs will be made to the premises.
3. Lock Out Fees apply and the landlord cannot guarantee to be available to unlock doors.
  - a. Lock Out Fee (after hours Mon-Thurs) \$40.00/occurrence due at time of service.
  - b. Lock Out Fee (weekends Fri -Sat-Sun) \$60.00/occurrence due at time of service.
  - c. Lock Out Fee (Holidays) \$100.00/occurrence due at time of service.

NOTE – ATM Machine is available in the laundry mat located beside the office.
4. Move in Dates: Wednesday-Friday 9:00am-3:00pm, before classes begin.
  - a. No One will be available after above dates and times to check in the student(s)
  - b. Student(s) must come to the management office prior to moving in to receive welcome packet and keys.
5. Alcohol: No Beer Kegs.
  - a. Alcohol-related conduct which infringes upon the rights of others to a quiet, orderly living environment is not acceptable under any circumstances.
  - b. No Open House Parties. Defined by PA Law and IUP University policy, Crimson Hawk Rentals only follows the law provided.
6. **NO SMOKING/VAPING.** Dispose of cigarette butts in appropriate containers, DO NOT leave them around the lawn/Parking lots, etc. Mislaid cigarette butts will be removed at a fee
7. Non Return of Keys: Student(s) will return all keys and/or Fobs at lease termination. If key(s) and/or Fob(s) are not returned, the student(s) will be charge for re-keying of the leased premises.
8. Illegal Activity: This lease may be terminated if student/student guest(s) are participating in illegal activities under State or Federal Law.
9. Early or Extended Possession – Student shall not have the right to occupy the premises prior to the beginning of, or after the end of the lease unless the landlord grants the student(s) permission to do so.
10. Toilets and Sinks shall not be used for anything other than what they were intended for. Sanitary napkins, tampons or any other improper articles shall not be thrown, flushed or rinsed down the same. Responsibility for any damage resulting from misuse shall be borne by the student(s).
11. Student(s) shall use the premise only for the number of persons that have a valid lease with the landlord. Guest of the student(s) may not stay for longer than three (3) consecutive days. Student(s) agrees to not have more than one 1 guest per tenant at any given time period. Example: If it is a 5 bedroom house no more than 10 people can be in the premises at one time.
12. Student(s) will respect the rights of others in their building and adjacent buildings with regards to noise levels and activity. If the landlord receives complaints with regard to student(s), the student(s) will be: First, warned via email. Second,

- warned again via email and fined. Should a third violation occur, the student(s) will receive notice and will be removed from the premises and this lease will terminate without refund.
- a. Student must observe quiet hours Sunday through Thursday from 11:00 pm until 10:00 am and Fridays and Saturdays from 12:00 midnight until 10:00 am.
  - b. Student(s) agree to pay an administrative fee for any disruptive conduct report received from the municipality within 24 hours of verbal or written notice.
13. In the event the student does not pay their rent causing the need for Crimson Hawk Rentals to pursue legal action against them. An administrative fee will be added on the amount owed in addition to the court costs and legal fees.
14. The landlord may at any time inspect the apartment and if in the landlord's opinion the apartment does not meet basic cleanliness standards the landlord may require the student(s) to clean the apartment or be charged fee(s).
15. Student(s) will remove trash from the premises regularly. **Trash may not be placed in hallways/stairwells/porch etc.** Mislaid trash will be removed at a fee per bag.
- a. Keep porches, yards and parking area(s) neat and free of trash and clutter at all times. Dispose of trash in appropriate containers.
16. Student(s) will remove all personal furniture and personal belongings upon lease termination. Items left behind will be deemed abandoned. Disposal of abandoned belongings will be at the student's expense.
17. Furniture included in the lease and provided by the landlord MAY NOT be removed from the premises by student(s). No furniture will not be removed by landlord during the lease period.
18. If there are bugs found in the apartment/house necessitating the landlord to need to hire an exterminator, the student(s) will be billed.
19. Student(s) are responsible to set traps and/or poison for mice and/or ants entering living areas. Landlord is responsible for treatment of basements, foundations, and areas not accessible to student(s); and to inspect for then deal with related sanitary conditions or structural issues.
20. Student(s) are responsible for replacement of light bulbs during their lease term.
21. FIRE PROTECTION – local and state fire officials have mandated the following restrictions for your protection:
- a. Do Not tamper with smoke detectors and please report inoperable smoke detectors immediately, not including dead batteries.
    - i. It is the student(s) responsibility to change the batteries in the smoke detectors
  - b. It is the student(s) responsibility to regularly test the smoke detectors
  - c. Do Not discharge the fire extinguisher unless there is emergency.
22. Student(s) will NOT do the following:
- a. Hang anything from suspended ceiling grid. Drape wires or any other materials through ceiling grid. Hang anything on walls using Command Strips ONLY. No holes are permitted.
  - b. Paint any surface of the property
  - c. Do not removed mini blinds or any window treatments that are provided.
  - d. Student(s) must not use incense, wall plug-ins, candles, or other odor producing items in or about the premises

- e. Patio furniture is allowed. Landlord is not responsible for theft or damage.
- f. Student(s) will not use alternate heating or cooling sources such as kerosene/electric heaters, space heaters or electric blankets/mattress pad, air conditioners.
- g. The use of charcoal or flammable gas grills is also not permitted in the premise or on any porches or decks.
- h. Student(s) are not permitted on any roof, basement or attic of the premises at any time.
- i. Student(s) will not install an additional locks to bedroom doors. Hasp locks, barrel locks and pad locks are not permitted on the premises.
- j. Student(s) will respect the personal safety and property of others.
- k. Student(s) may not prop open building entrance doors to allow access to non-students.
- l. No weapons of any kind are permitted on the lease premise, even with a permit.

ANY VIOLATION OF THESE RULES AND REGULATIONS ALSO CONSTITUTES A DEFAULT UNDER THE LEASE AGREEMENT AND SHALL ENTITLE THE LANDLORD TO PURSUE ALL REMEDIES AVAILABLE TO THE LANDLORD UNDER THE LEASE OR AVAILABLE UNDER APPLICABLE LAW. LANDLORD DETERMINATION OF A VIOLATION SHALL BE FINAL. WITHOUT LIMITING THE FORGOING, LANDLORD MAY, IN ITS SOLE DISCRETION, LIMIT OR REVOKE THE PRIVILEGES OF ANY STUDENT TO MAKE USE OF THE COMMON AREAS UPON STUDENT'S VIOLATION OF ANY OF THESE RULES AND REGULATIONS.

STUDENT(S) ACKNOWLEDGES THAT STUDENT HAD READ THESE RULES AND REGULATIONS BEFORE SIGNING THE LEASE AGREEMENT AND STUDENT AGREES TO ABIDE BY THESE RULES AND REGULATIONS DURING THE TERM OF THE LEASE. STUDENT(S) ALSO ACKNOWLEDGES THAT LANDLORD EXPRESSLY RESERVES THE RIGHT TO ADOPT ADDITIONAL RULES AND REGULATIONS APPLICABLE TO THE COMMUNITY AND TO AMEND OR MODIFY ANY RULE OR REGULATION CONTAINED HEREIN AS LANDLORD FROM TIME TO TIME DETERMINES TO BE APPROPRIATE SO LONG AS LANDLORD COMPLIES WITH ANY NOTICE OR CONSENT REQUIREMENT THAT MAY BE IMPOSED BY APPLICABLE LAW. LANDLORD MAY POST SPECIFIC RULES FOR USE IN CERTAIN AMENITIES OR FACILITIES ON THE PREMISES AND STUDENT(S) AGREES TO ABIDE BY SUCH RULES AND REGULATIONS SO POSTED AS IF THEY WERE SET FORTH HEREIN.

STUDENT(S) FURTHER ACKNOWLEDGES THAT THE RULES AND REGULATIONS ARE ESTABLISHED BY THE LANDLORD FOR THE GOVERNANCE OF STUDENT(S) AND THEIR GUESTS WITH THE INTENT TO PERSEVERE THE RIGHTS AND PRIVILEGES OFFERED BY THE COMMUNITY TO ITS STUDENT(S).

**ALTHOUGH LANDLORD RESERVES THE RIGHT TO ENFORCE ANY OF THE RULES AND REGULATIONS, LANDLORD WILL HAVE NO RESPONSIBILITY TO STUDENTS TO ENFORCE THE RULES AND REGULATIONS AS TO ANY STUDENT, GUEST OR THIRD PARTY WHATSOEVER, AND THE STUDENT HEREBY RELEASES LANDLORD OF AND FROM ANY LIABILITY FOR ANY ACT OF OMISSION BY LANDLORD IN ENFORCING OR FAILING TO ENFORCE ANY OF THESE RULES AND REGULATIONS.**

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Student Signature

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Date