

Tenant Rules and Regulations

1. Off-street garage parking for one compact car or motorcycle is provided for Tenant in east bay of garage. Should Tenant elect not to park in garage, Tenant must park on the street. Driveway parking at any time is strictly prohibited.
2. Parking rules are strictly enforced, to protect both Tenant and Landlord from blocking each other in. Violations will result in Tenant's vehicle being towed, at Tenant's expense. Guests of Tenant must park on the street.
3. Utility services (water/garbage and electricity), as well as telephone, cable television, and Internet service, are Tenant's responsibility. Water/garbage service is provided by the City of Galveston (409-797-3550). Landlord uses Nueces Electric Cooperative/Retail Division (1-877-632-7697) for Landlord's electric service, but Tenant is free to choose any available service provider.
4. Smoking is strictly prohibited anywhere on the premises.
5. Pets of any kind are strictly prohibited.
6. Weekly garbage pickup is on Wednesday. Tenant must place Tenant's bagged, not loose, garbage in apartment garbage receptacle (receptacle #B9625293) and position it in alley either Tuesday evening or early Wednesday morning to ensure timely pickup. Tenant must retrieve emptied receptacle after pickup on Wednesday.
7. Tenant must check smoke detector monthly for proper operation and replace battery as needed.
8. Filters for central heating/air conditioning unit are provided by Tenant and must be replaced monthly.
9. Lint filter in dryer must be cleaned by Tenant after each use.
10. Appliance manuals are provided to Tenant for all appliances except dishwasher. Tenant is responsible for reading and following all manufacturer recommendations and guidelines.
11. Yard is maintained by Landlord and is primarily the domain of Landlord. However, occasionally, but only with Landlord's prior consent, Tenant may use backyard for Tenant's own recreational activities.
12. Landlord owns a sweet-natured pit bull dog named Tippy. When Tippy is present in the backyard, Tenant, and any guests of Tenant, must take reasonable precautions, when entering or exiting the property, to keep Tippy from escaping the premises.
13. East side access door to garage and padlocked backyard gates must be kept locked at all times when not in use.
14. Washing of vehicles on premises is prohibited.
15. Waterbeds and water-filled furniture are prohibited.
16. No flammable or explosive materials may be stored on the premises at any time.
17. Lost key charge is \$10.00 per key. Lost or damaged garage door opener charge is \$50.
18. Tenant is encouraged, but not required, to obtain renters' insurance to cover losses to Tenant's personal belongings as a result of fire, theft, Act of God, etc.
19. This is a quiet neighborhood. Tenant must be respectful of Landlord and other neighbors, especially when Tenant is entertaining guests. Repeated violations of this "quiet enjoyment" rule will result in termination of Tenant's tenancy.

Tenant's Printed Name: _____

Tenant's Signature

Date