



Rules and Regulations

(initial)_____ Any complaint from neighbors or police of party activity or excessive noise will result in a fine of \$100.00 per tenant listed on the lease for each complaint, and also may result in a written notice to vacate the unit and terminate all tenancy at Cottage Grove, Cottage Lane, Cottage Creek, Cottage Brook or Cottage Meadow.

(initial)_____ Loud playing of stereo music, television or radios is prohibited. Conduct, whether by the tenant(s) or tenant's invitees, which disturb the quiet enjoyment of the premises, is absolutely prohibited.

(initial)_____ It is the tenant's responsibility to pay their rent online at **cottagehousing4u.com** or mail it to **1851 Dry Creek Rd., Ellensburg WA 98926**. Cash payments and/or partial payments will not be accepted. Any rent payment made after the 5th of the month will be charged a **\$35.00** late fee, plus **\$5.00/day**. All checks need to be made out to **Boe Investments LLC**.

(initial)_____ Any guests remaining longer than four days per month will no longer be considered guests and will be ordered to vacate said premises and a **\$100.00** fine will be assessed to existing tenants per instance and/or additional person will be added to the lease and monthly rent will adjust accordingly.

(initial)_____ This is a pet free environment. No pets allowed on premises. A fine of **\$200.00** per tenant listed on the lease will be assessed for every time a pet is found at the property. This includes any visiting pets that do not belong to a current tenant. Visiting pets are **NOT** allowed. If a pet has been found at your unit an additional cleaning fee will be assessed at move out.

(initial)_____ Storage of personal property, i.e., tools, tires, boxes, used furniture, etc., shall not be on patios, landscape areas, around buildings or in the parking areas. The **ONLY** things allowed on front patios are lawn furniture, bikes, BBQ's, plants, and flowers. Landlord will remove any items from these areas that do not belong at the tenant's expense.

(initial)_____ Tenants will be responsible to remove all snow and ice on the entry and sidewalks leading to their unit during winter month. **NO ROCK SALT**.

(initial)_____ Personal vehicles shall be parked in stall reserved for your cottage only. Visitor's vehicles must park in the street, and not park in or block other reserved parking stalls.

(initial)_____ Any disabled vehicles shall be immediately removed from the premises. Landlord shall have the right to remove any vehicles from the premises, which are disabled, unlicensed or illegally parked.

(initial)_____ All defects in apartment plumbing, appliances, wiring, etc., shall be promptly reported to the landlord. Any damage caused to the unit due to unreported defects will be billed to the tenants.

(initial)_____ Any thing that could leak or become wet, i.e., plants, glasses, bottles, etc. shall not be placed in any of the windowsills.

(initial)_____ Please use only picture hooks or small picture nails to hang pictures, mirrors and decorative items on the wall. Repair of damage to walls or ceilings caused by hooks, molly screws or large nails will be charged to the tenant. Do not hang anything on bedroom doors or closet doors.

(initial)_____ This premise is designated as a NON-SMOKING property. Tenants and tenant guest must smoke outside away from the building and common areas. Tenants must dispose of any waste properly. If at any time Landlord determines that cigarette butts, etc. are not being disposed of properly, there will be a fine of **\$50.00** per tenant listed on the lease per each incident. SMOKE ODOR shall be cause for deposit forfeiture.

(initial)_____ Smoking marijuana is strictly prohibited anywhere on property. A fine of \$100 will be assessed per incident and a notice will be referred to CWU Student Rights and Responsibility Department of Tenants or tenant's guest conduct.

(initial)_____ No Burning of candles of any kind or type. Candle soot will discolor walls and ceilings. It also creates a fire hazard.

(initial)_____ Any repainting required due to excessive marks, holes, dirt, hanging of Christmas lights, candle soot or smoke damage, or any other damage, tenant will be charged accordingly for repainting.

(initial)_____ All NSF checks and/or returned online payments will be charged a **\$45.00** fee plus all applicable late rent fees until rent is paid in full. The landlord will not accept checks or any online rent payments after the first Non-Sufficient Funds (NSF) check or returned online payment. Tenants then agree to pay all future rent with cashier's check or money order.

(initial)_____ No signs shall be posted in or about the apartment building without written permission of the landlord.

(initial)_____ All garbage, trash and debris shall be placed inside the dumpster and not be placed on the ground. Such items left on the ground attract rodents, disease and infection. Please keep the dumpster area as clean as possible.

(initial)_____ Cars are not allowed to be washed on the premises. Cars are to be washed at the car wash.

(initial)_____ Electric Power is to be transferred into tenants name upon move in date. If not by this date, keys will not be given out and/or there will be a **\$20.00** per day charge until power is transferred into tenants name. Electric Power is to remain on until the last day of the lease agreement regardless of whether tenants are occupying the unit. If the power is turned off prior to the lease end date a **\$75.00** fee will be taken out of the tenants deposit refund.

I have read the above listed Rules and Regulations and fully understand that failure to adhere to them may result in a written warning, a fine, and/or notice to terminate tenancy. Tenants are responsible to have all guests comply with the current rules and regulations.

Tenant_____ Date _____

Co-signer/ Guarantor_____ Date _____

Tenant_____ Date _____

Tenant_____ Date _____