**GENERAL RULES AND REGULATIONS:**

**You are your guests agree to comply with the following rules and regulations:**

* 1. You will not block any sidewalks, halls or stairways and you will not use them except to go to and from the Apartment.
	2. You will not place radio or TV aerials, wires, cables or television dishes or any other electrical wires or connections in places that we have not **approved in writing.**
	3. You will not conduct any activity in which excessive noise from music, voices, vehicles, etc. effects the quiet enjoyment of the residents of the property.
	4. You will not paint or hang wallpaper or wallpaper borders or contact paper on paneling on any walls or surfaces without prior **written** consent of the Landlord. You will not make any unnecessary holes or marks in the walls and you will patch all holes prior to you leaving the Apartment.
	5. You will not place any sign or advertisement on the outside, or inside the building, nor will you place any advertisement on any vehicle on the property.
	6. You will not throw, drop, hand, or install or erect anything from the windows, balconies, halls, exterior walls or stairways.
	7. You will not bring into the apartment anything which will increase the cost for fire or liability insurance which we may keep on the property and you agree to **carry renter’s insurance with James Giulietti named as additional insured** to protect the Landlord as well as damage to or theft or losses of any kind with regard to your personal belongings.
	8. You will not use any electrical appliances that are dangerous or that do not use ordinary outlets; except where those special outlets have been installed by us or a licensed electrician.
	9. **You will not install any locks on doors leading to or inside the Apartment. YOU WILL NOT CHANGE THE EXISTING LOCKS.**
	10. **YOU WILL NOT KEEP ANY ANIMALS IN THE APARTMENT.**
	11. You will not store or leave any of your belongings, in any area of the building other than your Apartment or designated storage unit nor will you deposit trash anywhere other than the receptacle provided. A $30 fine for each offense will be levied against you.
	12. You will not erect, fill or keep any water pools, of any kind, at any time, on, near or around the premises.
	13. You will not open windows when the outside temperature is 40 degrees or less.
	14. Smoking is not permitted inside the Apartment.
	15. You will not replace or remove any of the appliances in the Apartment.
	16. You will not sublease the Apartment.

Breaking any of these rules and regulations may result in cancellation of your lease.