

## COMPTON RENTALS' RULES AND REGULATIONS

1. No disturbing the peace.
2. Keg parties are not allowed on Compton Rentals' property.
3. Two vehicle limit per rental unit or lot.
4. No pools or playground equipment permitted in yard.
5. All yards must be kept in a clean and orderly fashion.
6. No fires permitted inside or outside the premises except charcoal fires in a grill for cooking purposes. No fireplaces, wood burning stoves, candles or oil burning torches are permitted.
7. No pets are allowed on Compton Rentals' property. This includes visiting pets.
8. No gardens or plantings are permitted.
9. No commercial enterprise, including yard sales, may be operated from any of Compton Rentals' property.
11. Fireworks are not permitted on any Compton Rentals' property.
12. Tenants must store trash in containers with secured lids. IN AREAS WHERE THERE IS NO CITY TRASH SERVICE, TENANTS MUST PROVIDE COMPTON WITH PROOF OF TRASH SERVICE PROVIDER.
13. No storage is allowed outside any rental unit unless in a shed. Storage of unused vehicles is not permitted. Inoperative, unlicensed or unused vehicles are subject to towing at owners expense.
14. Roofs, attics and crawl spaces are off limits for any use.
15. No driving nails into walls.
16. After turning off or adjusting temperature, air conditioner must not be turned on or adjusted again for 5 minutes. This is to prevent damage to the compressor.
17. Do not dump grease down drains. If drains become clogged from tenant use there will be a service charge to clear them.
18. Tenants agree to regularly place fresh rodent and pest control bait in their home. If unit becomes infested tenant must correct the problem at tenants' expense.
19. Tenants must not change locks or install any additional locks on doors.
20. **CABLE AND PHONE LINES MAY NOT BE RUN THROUGH SIDE OF HOME. NOTHING MAY BE MOUNTED TO ANY RENTAL UNIT.** Any installation without prior approval from Compton Rentals is subject to removal at Tenants' expense.
21. Tenant hereby gives Compton Rentals access at no charge to the nominal use of utilities for maintenance, regardless of which unit maintenance is being performed on.
22. Tenants, at termination of lease, will leave rental unit in a clean and sanitary state, regardless of prior condition.
23. **ONLY 60 WATT BULBS MAY BE USED IN LIGHT FIXTURES.**
24. Smoking is not permitted inside the leased premises.

Infraction of these rules by any tenant, member of tenant's family or tenant's guest may result in eviction. Rules are enforced in order to maintain a clean, quiet, peaceful place to live. Please be considerate of your neighbors by adhering to them.

Tenants hereby acknowledge that landlord may obtain consumption history for electricity and/or gas from Ameren Corporation for their premises and provide this information to prospective tenants and that landlord will be notified by Ameren if tenants should become delinquent in paying utility bills or receive a disconnect notice.

The following are charges that may be assessed to Tenants during or after lease term, or at termination of lease. Personnel fee for delivery late rent notice or any other notice pertaining to a violation of lease or Compton Rentals' rules and regulations: twenty dollars. Personnel fee for delivery of 10 day notice to quit or pay: one hundred fifty dollars. Filing of any legal action, two hundred fifty dollars. Collection service fee, one third of outstanding balance. Key replacement, twenty dollars. Lock change, one hundred fifty dollars. Locked out charge, seventy five dollars (one hundred fifty after business hours). Vehicle towing, fifty dollars. Lease transfer fee, three hundred fifty dollars. Additional copies of lease agreement, rent statement, tenant ledger or any other tenant record, twenty dollars. Windows left open during rain, twenty dollars per occurrence. Cleaning charge, twenty five dollars per hour. Any bills for utilities or professional services paid by Compton: cost plus twenty five percent. Personal property storage fee, ten dollars per day. Unauthorized pet fee, fifty dollars per day per occurrence. Tenants, at end or termination of lease, will pay for carpet cleaning by a service using a truck mounted steam cleaner. Sears and Dream Steam cleaning services are not approved by Compton Rentals.

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Printed Name

Signature

Date

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Printed Name

Signature

Date