

COMPTON RENTALS' RULES AND REGULATIONS

1. No loud stereos (including car stereos) and no disturbing the peace. No open headers or un-baffled exhaust systems allowed on any vehicle. Tenants are responsible for their visitors being quiet.
2. No keg parties are allowed on any of Compton Rentals' property.
3. Two vehicle limit per rental unit or lot. No off road vehicles allowed.
4. No washing of vehicles on the premises unless the water bill is paid by tenant.
5. No pools or playground equipment permitted in yard.
6. All yards must be kept in a clean and orderly fashion.
7. All trash must be taken to dumpster; it may not be stored outside of your home. Small children should not take out trash. They often cannot reach the dumpster lids to open them. Do not leave any trash on ground.
8. 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.
9. No pets are allowed on Compton Rentals' property. This includes visiting pets.
10. No firearms are permitted outside of tenant's residence unless enclosed within a case.
11. No gardens or plantings are permitted.
12. Compton Rentals will review all applications for tenancy and reserves the right to accept or reject any applicant.
13. Tenants agree not to peddle, solicit, sell or deliver any items within the park. No business or any commercial enterprise, including yard sales, may be operated from any of Compton Rentals' property.
14. Compton Rentals will provide snow removal for roadways. Individual parking areas, sidewalks, etc. are Tenant's responsibility. After two inches of snowfall, there will be no parking allowed on any street and no guest parking whatsoever until roads are completely cleared. Vehicles parked in street are subject to towing without notice at owners expense.
15. Fireworks are not permitted on any Compton Rentals' property.
16. Streets are not to be used as playgrounds. Ball playing of any kind is not permitted between rental units or in street.
17. For units with city trash service, tenants must store trash in containers with secured lids.
18. No storage is allowed outside any rental unit unless in a shed.
19. Storage of unused vehicles is not permitted. Inoperative, unlicensed or unused vehicles are subject to towing at owners expense.
20. No trucks above ¾ ton, commercial vehicles, boats, travel or utility trailers are allowed to be stored on Compton Rentals' property. No motorized vehicles are allowed off of roadways or parking areas.
21. Speed limit on Compton Rentals' property is 20 mph.
22. Fences, towers and CB or short wave radios are not permitted.
23. No homemade additions or outdoor structures are permitted.
24. No alcoholic beverages are to be served or consumed on any common areas of Compton Rentals property.
25. Do not remove window screens for any reason.
26. Roofs, attics and crawl spaces are off limits for any use.
27. No driving nails into walls.
28. After being turned off, air conditioner must not be turned on again for 5 minutes. This is to prevent damage to the compressor.
29. Do not dump grease down drains. If drains become clogged from tenant use there will be a service charge to clear them.
30. Part of keeping any residence clean is pest control by tenant. Pests can be brought in from restaurants, grocery stores, guests and used furniture just to name a few sources. It is expected that tenant will keep their residence clean and keep fresh pest control bait in their home. 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.
COMPTON RENTALS DOES NOT PAY FOR BEDBUG ELIMINATION.
31. Tenants must not change locks or install any additional locks on doors.
32. **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.
33. 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.

34. Tenants, at termination of lease, will leave rental unit in a clean and sanitary state, regardless of prior condition.

35. ONLY 60 WATT BULBS MAY BE USED IN LIGHT FIXTURES.

36. Smoking is not permitted inside 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.

Tenant(s) hereby acknowledge that their rental unit has been furnished with a working smoke detector and battery, and that it is their responsibility to maintain a working battery in it.

Tenant(s) hereby acknowledge that if applicable, their rental unit has been furnished with a working carbon monoxide detector and battery, and that it is their responsibility to maintain a working battery in it.

Notice required in 14 point bold type by Carbondale city ordinance. 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 (twenty five during business hours). Vehicle towing, fifty dollars. Lease transfer, two hundred dollars. Additional copies of lease agreement, rent statement, tenant ledger or any other tenant record, twenty dollars. Per bag trash or per piece furniture fee for trash or furniture left outside premises or improperly disposed of, twenty five 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. Returned check fee, thirty five dollars. Unauthorized pet fee, fifty dollars per day per occurrence. Service call for any repair due to tenant misuse or neglect, fifty dollars per hour with a half hour minimum, plus any materials necessary for repair. Tenants, at end or termination of lease, will pay for carpet cleaning by a cleaning service (using a truck mounted unit) approved by Compton Rentals. Sears and Dream Steam cleaning services are not approved by Compton Rentals.

TENANTS ACKNOWLEDGE THAT THEY HAVE RECIEVED A COPY OF, READ AND UNDERSTAND THE ENTIRE COMPTON RENTALS RULES AND REGULATIONS INCLUDING ADDITIONAL RULES PRINTED ON THE FRONT SIDE.

Printed Name

Signature

Date