

# Vincent Holdings LLC

## Rider Attached to Lease

TENANT NAME: \_\_\_\_\_

TENANT NAME: \_\_\_\_\_

PROPERTY ADDRESS: 138 North Street, New Britain CT 06051 2W

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### RENTAL PROPERTY RULES OF CONDUCT

*This addendum to the rental agreement executed between the parties contains additional rules and regulations intended to help secure the comfort and safety of residents and their neighbors.*

**ALTERATIONS:** Tenant shall not make any alterations to the premises, including but not limited to installing aerials, lighting fixtures, dishwashers, washing machines, dryers or other items without first obtaining written permission from Landlord: provided, however, that notwithstanding such consent, all alterations including items affixed to the premises shall become the property of the Lessor upon termination of the lease.

Tenant shall not change or install locks, paint, or wallpaper said premises without Landlord's prior written consent, Tenant shall not place placards, signs, or other exhibits in a window or any other place where they can be viewed by other residents or by the general public.

**AMENITIES:** The following checked items are furnished by Management as a courtesy to Tenant and are not to be construed in any manner as a part of the rental paid by the Tenant:

Microwave  Ceiling Fan(s)  Window Coverings

Any of the above items that are damaged or destroyed by tenant will be replaced immediately at tenant cost.

**ANIMALS:** Birds, dogs, cats, reptiles or other animals will **NOT** be permitted in, upon or about the premises without the express prior written consent of the property owner. Consent, if given, shall be revocable by the property owner at any time.

**ANTENNAS:** Any antenna or satellite dish placed on or attached on the roof or exterior walls of the building without consent of the property owner in writing is liable to removal without notice.

**BALCONIES/PATIOS:** Balconies and patios are not intended for storage. Bicycles and patio furniture are the only items that may be placed or stored on the balcony or patio. Other personal items, including, but not limited to boxes and general clutter, must be stored elsewhere or disposed of properly. No barbecues or open fires are permitted on any wooden porch or balcony.

**CLEANING AND DAMAGE DEPOSIT:** A \$\_\_\_\_\_ cleaning charge may be deducted if the rental property is not returned clean, including appliances and carpet where applicable. Other necessary repair, painting or damage charges may be deducted from deposit. If the property owner must perform painting, carpet cleaning, or other cleaning within the initial one-year lease term, the tenant will be responsible for any costs incurred.

**COMBUSTIBLE AND PROHIBITED SUBSTANCES:** Neither the tenant nor any of the tenant's agents, employees, licensees or visitors shall at any time bring into or keep upon the demised premises any flammable, combustible or explosive fluid, material, chemical or substance.

**COURTESY:** Profane, obscene, loud or boisterous language, or unseemly behavior and conduct are absolutely prohibited. The tenant agrees to not permit to be done, anything that will annoy, harass, embarrass, or inconvenience any other tenants, neighbors or occupants in adjoining premises.

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**DECK USE AND ACCESS:**

No portion of the property outside of the apartment is included in the rental of the unit. However, the tenant may be allowed limited use and access of said. No permission will be given for parties or gatherings on the deck or in the back or front of property, and any unauthorized access and use will be treated as a violation of the lease, and be dealt with as such. If any activity occurs with or without consent that results in damages or injury the tenant will be solely responsible for all damages and cost associated.

**DISTURBANCES:** At all times during the lease term, residents shall conduct themselves, and require other persons on the Premises with their consent to conduct themselves, in a manner that does not unreasonably disturb his neighbors or constitute a breach of the peace. Tenants shall not make or permit any disturbing noises in the building by a tenant or tenant's family, employees, agents, visitors or licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other residents. Residents shall not play or allow to be played, any musical instrument or operate audio-visual equipment in the demised premises, or on the exterior of said premises, if disturbs or annoys other occupants of the building.

**DRUG-FREE HOUSING:** Drug-related criminal activity will not be tolerated on or near the property, whether on the part of the tenant, any member of the household, any guest or any other person. Acts of violence or threats of violence, including but not limited to, brandishing weapons or the unlawful discharge of firearms, on or near the property will not be tolerated. The parties agree that violation of any or all of these provisions shall be a material violation of the lease and will be cause for immediate termination of the lease.

**EXTERIOR:** Nothing shall be placed or kept on the outer sill or on the outside of any window, and nothing shall be thrown out of any window, door or from any porch into any attached court, yard, sidewalk or alley. No awnings or other projections shall be attached to the outside walls of the building, and no blinds, shades or screens shall be attached to or hung in, or used in connection with any window or door of the demised premises, without prior written consent of the property owner. Garbage cans, supplies, or other articles shall not be placed in the halls or on the staircase landings, nor shall anything be hung from the windows or balconies or placed upon the windowsills. No linens, clothing, curtains, rugs or mops shall be shaken or hung from any of the windows or doors.

**GARBAGE:** No garbage or other refuse shall be stored or allowed to accumulate on the premises for extended periods of time. No garbage shall be thrown out of windows, doors or from any other part of the property. All garbage and refuse shall be disposed of in a timely manner in places and containers provided by the landlord or municipality. Garbage must be recycled as prescribed by Municipality, failure to comply with City codes, laws or ordinances by tenant that result in tickets, fines or judgments against landlord are the tenants responsibility and will become added rent.

**HEATING & COOLING:** Only persons employed by the property owner or his agents shall operate, or have anything to do with any heating units on the premises. The tenant shall not install or use any electrical or other type of space heater without the express prior written consent of the property owner. The tenant shall not use cooking appliances to heat the premises. Lessor provides routine heating checks and maintenance. Property owner reserves the right to access during normal business hours to conduct routine, preventative maintenance on heating equipment. Cooling equipment will be provided, serviced and maintained by the tenant; units must be installed and maintained in a manner that has no negative or ill effect on or to other tenants or the property. If any ill effects are not remedied in a timely manner, all resulting cost and fees will be the sole responsibility of the tenant.

**ILLEGAL ACTIVITY:** If the landlord observes any activity of a suspicious nature on the part of the tenant, employees, guests or family members of the tenant in the leased premises, or any areas adjoining

the premises, the landlord shall inform the police and the activity may be cause for immediate termination of the lease. Illegal activities on the premises will not be tolerated. Any arrest of a tenant, or guests of the tenant or suspicion of any illegal activity, regardless of whether it results in a conviction, may be cause for termination of tenancy.

**KEYS:** Keys are for tenants only. If there is a need to give a key to somebody else the landlord must be notified. (This is for the safety and well being of all). Keys shall be provided upon payment of the first month's rent and security deposits, and shall be deemed a part of this Agreement. The tenant shall not change, reproduce or add any keys and/or locks without the express prior permission of the property owner. The tenant shall provide the property owner with copies of every key for the premises. If the tenant shall lose the keys to the apartment or building entrance, then they shall be responsible for a fee of \$20 in addition to cost of replacement keys or locksmith charges where relevant.

**LEGAL:** Tenants are responsible for legal fees if legal action is required

**LIGHT BULBS:** Before occupancy of the rental property, all light bulbs will be installed and in good working order. Thereafter, tenants are required to provide and change all bulbs within or switch controlled from their premises, no matter where located, at their own expense.

**LOCKOUT:** In the event that the tenant locks themselves out of their premises, they may obtain a key from the property owner at a time convenient to the owner. The tenant must pay for any damage to the property as a result of a lockout.

**LOITERING AND USE PUBLIC AREAS:** No person shall congregate, lounge, play, sit, or unnecessarily obstruct any of the common areas. The sidewalks, entrances, passages, courts, vestibules, stairways, corridors and halls must not be obstructed or encumbered or used for a purpose other than ingress and egress to and from the demised premises. The tenant may not store any belongs, including but not limited to, baby carriages, exercise equipment, bicycles or portable barbecues. None of tenant's things shall be allowed to stand in the halls, passageways, porches or courts of the building. Children shall not play in any common areas not designated as play areas. Any Item remaining in a public area for over 24 hours will be removed and may be placed for garbage collection without further warning.

**PARKING:** Parking is not included in the rental of the unit; however the landlord may assign a parking space to the unit. This is the only space tenant is allowed to occupy. Any vehicle belonging to the tenant or guests must be parked in the space assigned and no other. No service or repair will be allowed on the premises, and vehicles left unattended for extended periods without prior notice or approval will be removed at the vehicles owner's expense.

**PET CLEANING AND PET DEPOSIT:** Property owner reserves the right to require a \$ 1,000 pet deposit, *separate from apartment deposit*. Tenant agrees to allow property owner to deduct the full cost of cleaning, pest extermination and air freshener from the deposit. Tenant agrees to return apartment in original condition. Property owner reserves the right to periodically inspect tenant's apartment and serious damage has occurred, tenant agrees to immediately vacate premises and the lease shall be terminated.

**PLUMBING:** The toilets, washbasins, sink, and other plumbing fixtures shall not be used for any purpose other than those for which they were constructed. No sweeping, rubbish, rags or other substances shall be thrown therein. The cost to repair damages or clean drain lines resulting from the misuse of fixtures in the demised premises shall be borne by the resident. The tenant shall keep the sink, lavatory drains and commode lines in good operating condition.

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**REPAIRS:** Tenant agrees to notify property owner immediately and follow up in writing of any necessary repairs or unsafe condition of any kind within the rental unit or common areas.

**ROOF:** Tenants will never go on the roof of the building for any reason.

**SECURITY CAMERAS:** There are security cameras in public hallways and outside the premises for the security of the occupants. The cameras are always on and recording. The cameras and related security equipment must not be disturbed or tampered with in any way by the tenant or any of the tenant’s agents, employees or visitors this may be cause for termination of tenancy. All relevant video surveillance will be available to law enforcement as required or necessary.

**SIGNS:** No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted, or affixed by tenant or tenant's family, on any part of the outside or inside of the demised premises or the building without prior written consent of the property owner.

**SMOKING:** NO SMOKING will be allowed or tolerated on/in the building or apartment unit at any time. Any tenant found to be smoking will immediately forfeit their deposit and will therefore be responsible and liable for all other damages that would have been covered by said deposit. The tenant further agrees to immediately vacate the premises and the lease shall be terminated. Tenants will not interfere with the operation of smoke detectors or remove batteries or in any other way disarm them.

**UTILITIES/ SERVICE INSTALLATION:** The tenant will be responsible for acquiring all utilities and services not provided by landlord in the lease agreement. If and when it is necessary for an installer to attach or install items to or in the apartment, the tenant will notify and get the approval of the landlord before allowing any company to perform such work. If any holes are made or anything attached it will be the tenant’s responsibility to bring the property back to the condition before the installation.

**WATER BEDS, FISH TANKS, AND OTHER LARGE LIQUID CONTAINERS:** Water beds or fish tanks or other liquid containers over 10 gallons in capacity shall not be allowed in the apartment without the express prior written consent of the property owner. If consent is provided, tenant shall be fully responsible for any water damage that may occur to the premises.

**OTHER SPECIAL AGREEMENTS:** Property owner reserves the right to amend or revoke rules or regulations, in whole or part, or to adopt new ones, at anytime or from time to time, and all such amendments, revocations, or new rules shall become a part of this lease/rental agreement as of their effective date. Violation of the rules and regulations, or any part of them, will be just cause to invoke the remedies provided for in the lease/rental agreement. Any notice regarding amending or revoking any of the rules and regulations in whole or in part, or to adopt new ones, shall be effective upon notice delivered to the tenant, or, if necessary, posted in a place likely to be seen by the tenant.

Please sign your name in the space provided below and initial each page as an indication that you have received a copy of the aforementioned rules and regulations, and that you have reviewed and understand them.

TENANT: \_\_\_\_\_ DATE: \_\_\_\_\_

TENANT: \_\_\_\_\_ DATE: \_\_\_\_\_

Initial \_\_\_\_\_