

Rules for Tenants

The best business relationships are those in which the expectations of each party are known. It is the property manager's responsibility to give you a safe, properly functioning home. Tenants have responsibilities to the property owner and neighbors. We provide these Rules with that in mind.

1. Terms of the lease agreement must be kept. Please note:
 - a. Pay your rent on time. The lease is a legal document and all tenants need to meet their obligations.
 - b. No additional people are to live in the home. Please clear any changes in residents with the property manager.
 - c. Prompt notification (to the property manager) of problems such as plumbing, heating, sewer, lighting, cooling, roof leaks, sprinklers, windows, appliances. We feel repairs are best done promptly—you'll be happier, we'll be happier.
 - d. No business operated from the home. Illegal activity is strictly prohibited.
 - e. Areas around the home must be kept free of excess "stuff." If it is trash, put it out for garbage collection. If it is large trash, call the property manager for free removal. If it is materials for recycling, check the City of Albuquerque's recycling options at <http://www.cabq.gov/solidwaste/recycle.html> or by calling 505-761-8100. If it is personal belongings, put it away! Please use the storage areas provided or rent a storage locker at a local you-store-it.
2. Don't park on the landscape. Parking of cars, trucks and motorcycles is allowed only in driveways or on the street. Inoperable cars are not allowed at the property. You should be aware that cars that don't run are not permitted parked on city streets—they will be ticketed and eventually towed. Some neighborhoods require parking permits for on-street parking. Information is available at <http://www.cabq.gov/parking/on-street-parking-permit-application>
3. No repair or maintenance of cars or trucks is permitted on the property or in the street adjacent to the property.
4. The City of Albuquerque has a thorough Noise Ordinance. Please respect it and your neighbors.

The Noise ordinance generally allows a 5-decibel increase above existing noise levels at any residential property line at any time. Amplified sound devices (radios, televisions, stereos, live bands, etc.) have an additional restriction: it must not be plainly audible inside any residence between 10:00 p.m. and 7:00 a.m. Power tools, including saws, leaf blowers and lawn mowers, cannot be used earlier than 7:00 a.m. on Monday thru Saturday and 9:00 a.m. on Sundays and Holidays.

The City of Albuquerque strictly enforces the noise ordinance. Further information can be obtained at the Noise Monitoring Website located at <http://www.cabq.gov/envhealth/noise.html>

5. Absolutely no painting of anything (walls, cabinets, doors, etc.) inside or out by tenants is allowed. If there is something you feel needs attention, please contact the property manager. We work very hard to provide an attractive, homey living space. We want you to be comfortable, but the property and major upkeep is our responsibility.

6. No removal or modification of cabinets, shelving, appliances is allowed. If you have needs other than what has been provided, please advise the property manager.

7. No pruning or removal of trees, shrubs, other plants or landscape materials is allowed.

8. Please dispose of cigarette butts properly. Do not toss them in the landscape or street.

9. Do not attempt to go onto the roof, into the attic space, or into crawl spaces under the home. If there is a problem, contact the property manager.

10. All pets (or visiting pets) must be approved by the property manager. Tenants with pets or who later obtain pets must also sign and abide by the Pet Agreement.

Tenant signature

Date

Tenant signature

Date

Tenant signature

Date