



House Rules

Revised 10/20/10

The following rules are designed to protect the premises and to set standards for the convenience of all Tenants. This agreement is an addendum and part of the rental agreement between Owner and Tenant.

New rules and regulations or amendments to these rules may be adopted by Owner upon giving 30 days notice in writing. These rules and any changes or amendments have legitimate purpose and are not intended to be arbitrary or work as a substantial modification of Tenant rights. They will not be equally enforced. Tenant is responsible for the conduct of guests and the adherence to these rules and regulations at all times.

GENERAL

1. All rent shall be due **on or before the first** of each month and is considered late by the close of business on the **third** day. Rents must be made payable to All Service Property Management. Only cashier's check, money order or a personal check will be accepted; **no cash**. Late and returned check charges will be enforced per your rental agreement.
2. If tenant has a rent check returned by the bank for NSF, the only payment accepted by landlord from then on will be either money order or cashier's check. Tenant is responsible for NSF charges as per the lease agreement.
3. Any adult living in the unit must have an application on file. This includes any individuals who become 18 years of age while living at the complex. Management reserves the right to determine eligibility of each tenant.
4. No pets of any kind are permitted to occupy the premises unless otherwise specifically agreed to, in writing and in the contract.
5. Guests staying more than a total of 15 days in the calendar year without written consent of Landlord, shall constitute a violation of this agreement. Damage caused by guests will be the responsibility of Tenants in possession.
6. As required by law, thirty (30) days written "Notice of Intent to Vacate" the premises must be given to All Service Property Management. A phone call is **not** sufficient notice; however, e-mails are acceptable. On the day you are vacating your house, contact All Service Property Management for a house inspection and key return.
7. Your personal property or liability is not covered by Landlord's insurance and you are advised to carry renter's insurance.

CONDUCT AND CLEANLINESS

1. All Tenants are expected to use moderate volume for stereos, TV's and radios to avoid disturbing neighbors. The activities and conduct of Tenants, Tenant's guests and minor children of Tenants and guests inside and outside must be reasonable at all times and not annoy or disturb any other persons.
2. Parents will pay for damages caused by their children.
3. Tenants and all guests must comply with the Homeowner's Association (HOA) rules and regulations, if applicable. Tenants are financially responsible for any fines imposed by the HOA for violation of rules and regulations.
4. The house must be kept clean, sanitary and free from objectionable odors. Tenants shall assist management in keeping the outside clean. No littering of papers, cigarette butts or trash is allowed. No trash or other materials may be accumulated which will cause a hazard or be in violation of any health, fire, or safety ordinance or regulation. Furniture must be kept inside the unit.
5. Bicycles, toys, ashtrays, strollers, chairs etc are not to be left outside or anywhere in the complex. The Tenant manager will confiscate any articles left outside. This is a health and safety issue.
6. Unsightly items must be kept out of vision. Clothing curtains, rugs, etc. shall not be shaken or hung outside of any window, ledge, or balcony.

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7. To maintain the overall appearance of your property's environment, items such as brooms, mops, and tools are to be kept inside and out of view. Automobile parts and accessories are not to be stored on patios or balconies. Because of danger of fire, Tenants are not to store or keep highly combustible items – such as gasoline on the premises. Tenant should be especially careful not to use sliding glass doors for access. Make sure these doors are locked when you are away.
8. Firewood is not to be stored near the building. Barbeque areas must be maintained in a clean and orderly area of your patio or balcony and out of site of the main entry and street.
9. Trash receptacles are emptied once a week. Tenant is responsible for knowing the trash pick-up day and adhering to this schedule. Your help is required to keep dumpster/trash areas sanitary. Place all trash inside trash receptacle. Flatten all boxes, cartons, and containers. Tenant shall be responsible, at Tenant's expense, for hauling to the dump items such as furniture. Large items and furniture should not be placed inside or around the trash containers. Tenants shall refrain from disposing of any combustible or hazardous materials in trash containers.
10. All cars and vehicles must be registered with the Dept of Motor Vehicles and in operable condition. A three (3) day warning notice will be given stating that after 3 days, all disabled or junk cards will be towed off the property at the owners' expense under California Vehicle Code 22658 and any applicable local laws and/or ordinances.
11. Management WILL NOT BE RESPONSIBLE for any car break-ins, theft or damage. Repairing of cars including minor maintenance is prohibited on the property. Boats, trailers, large vans, recreational vehicles, inoperable cars, etc. and work trucks are prohibited on the property. Above mentioned will be subject to being tagged or letter sent to Tenant that the vehicle will be towed. Towing will be at Tenant's expense. Washing cars is permitted in car wash areas only. Cars that leak fluid of any kind will not be permitted on premises and costs to remove stains will be paid for by Tenant. Tenant shall not disturb others by loud vehicles, honking or revving engines of any kind.
12. All visitors MUST park on the street. Any visitor parked on the property will be towed without notice at owners' expense. Any vehicle not parked in his/her own space, not registered with the office, or any visitor parked in a Tenant's numbered space will be towed without notice at owner's expense.
13. Repeated offenders of any violation shall be subject to eviction.
14. All Tenants are expected to comply with the laws of the United States, Sate of California and the City of San Diego.

MAINTENANCE AND REPAIRS

1. With regard to repairs of plumbing, electrical, appliances, locks, windows, etc. if a repair is necessary due to normal wear and tear, the landlord will take responsibility. If the repair is due to negligence on the part of the tenant, the repair will be made and charged to tenant.
2. Please report any plumbing problems or leaks as soon as possible to the manager to avoid major problems. If needed, utilize the shut off valve under the toilet to stop the flow of water to the toilet. Do not dispose of diapers, sanitary napkins or tampons down the toilet. Do not put peelings, grease, eggshells, bones, etc. into any drains including your garbage disposal. Any plumbing or maintenance problem that results from improper use or negligence will be charged to tenant. Payment for corrective action must be paid by Tenant on demand.
3. Door locksets are not to be changed by the tenant. If locks need to be changed, the management will arrange to replace the set. The cost will be the responsibility of the tenant unless the lock set is old or broken.
4. No alterations are to be done without permission from the property manager. Only blinds or drapes provided by the manager are to be used. The following are considered alterations:
 - a. The installation of a television antenna or satellite dish.
 - b. The boring, marring, or puncturing of any part of the equipment, carpet, drapes, fixtures, walls, or ceiling of your house.
 - c. The changing or addition of locks.
 - d. Redecoration or painting.
 - e. Replacement of any part of the house's equipment or furnishings, including window treatments and attached light fixtures.
 - f. Adhesive contact paper or shelving.
5. Units are equipped with smoke alarms that are hard wired into the building. Please test the alarm monthly to be sure it works properly. Management should be notified immediately if the alarm is not working. Under no circumstances ever disconnect the smoke detector. You could be held liable for any damages that occur.

6. Maintenance of hot water, air conditioning, heating, major appliances and structural integrity of the premises shall be the responsibility of the owner.
7. Tenant is responsible for replacing light bulbs including fluorescent tubes.
8. The landlord is responsible for treatment for the general infestation of pests. The Tenant will be responsible for the control of pest infestation such as ants, moths, fleas, etc., and such other pests as can be reasonably be expected to be pertinent to tenancy importation or neglect.
9. Termites shall be the responsibility of the landlord. Pests and infestations after 30 days from move-in are the Tenant's responsibility.
10. Do not put hard items such as bones, peach pits, olive pits, shellfish, corn husks, celery and artichoke leaves in your disposal, as these will jam the disposal.
11. If the gardener is provided, it is still the responsibility of the tenant to ensure that the lawn and shrubs are adequately watered. If there is no gardening service, it is the sole responsibility of the tenant to maintain the grounds, including trimming, fertilizing and watering. Failure to do so will result in hiring a landscape service at the tenant expense.
12. Due to complete refinishing of wood floors throughout the house-tenants will be responsible for damage in any way from furniture, high heels, etc.
13. Tenant is to have carpet professionally steamed cleaned at move out. Landlord may, with consent of tenant, have carpet cleaned by their carpet person and deduct it from security deposit.

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Be aware that by accepting a property in our community you are agreeing that these Rules & Regulations are reasonable and that you and your family and guests will abide by them.

**The foregoing list is not all inclusive, so please
USE GOOD JUDGMENT AT ALL TIMES.**

The undersigned resident(s) acknowledges having received a copy of these rules, has read and understood these rules and regulations and agrees to abide by them.

Received on _____ by _____

Received on _____ by _____

Received on _____ by _____

Received on _____ by _____

PROPERTY ADDRESS: _____