



Tenant Rental Rules

Please note, these rules are put in place to ensure that all tenants residing in any of our properties are able to enjoy their unit with dignity and respect. Every one of our tenants go through a rigorous screening process to ensure that they are a good tenant and neighbor. We take our motto that we are providing more than simply housing; we are providing our tenants a place to call home and will do everything we can to live up to that standard. These additional rules help to define what is expected of our tenants so that we can all be on the same page. Please note, unless defined explicitly in the lease or further in this Rules supplement, all fines are \$50 for a first time violation, \$100 for a second violation and \$250 and initiation of lease termination and eviction for a third and final violation.

General Conduct

1. Tenants and guests must conduct themselves respectfully toward neighbors and property staff.
2. Loud music, excessive noise, or disturbances are not permitted, especially during the hours of 10pm and 8am as per the City of Chicago Noise Ordinance.
3. Illegal activity of any kind is strictly prohibited on the property and will result in immediate termination of the lease and eviction proceedings.

Rent & Payments

4. Rent is due on the first of the month. There is a 5-day grace period to accommodate weekends/holidays, etc.
5. Late rent payments will result in late fees as outlined in the lease agreement.
6. Returned checks or failed electronic payments will incur a \$75 NSF fee and may also cause a late fee if the monthly rent payment is not paid until after the 5-day grace period window.

Occupancy & Guests

7. Only individuals listed on the lease may reside in the unit.
8. Guests staying longer than two weeks must receive landlord approval and may be required to be put on the lease and incurring an application fee/credit check/background check and an increase in the unit rent.
9. Tenants are responsible for the behavior of their guests and will be fined for any damages/violations done by their guests as if they did it themselves.

Maintenance & Cleanliness

10. Tenants are expected to keep the unit clean and sanitary at all times.
11. Trash must be disposed of properly in designated receptacles in the rear alley.
12. Any maintenance issues or damages must be reported promptly to management.
13. Tenants may not make repairs or alterations without express, written permission.

Property Care



14. Walls, floors, appliances, and fixtures must be maintained in good condition. If there are any issues with an appliance or fixture, please notify management immediately so it can be quickly and properly addressed.
15. No painting, remodeling, or installation of fixtures without landlord approval. Do not use scouring pads, steel wool or the like to clean stainless steel sinks or appliances as it will scratch the surface and damage it and is not considered normal wear and tear. Excessive damage to stainless steel surfaces will be documented and deducted from your security deposit upon move out. Please be sure to use non-abrasive cleaning products on porcelain fixtures such as the bathtub and toilet.
16. Smoking (of any kind) is prohibited inside the unit and common areas. You may smoke on your personal balcony or outside the building provided you dispose fully extinguished cigarette butts in the trash. Leaving them on the ground/in the grass, etc. is littering and all incidences will be noted, documented and fined.

Safety Rules

17. Smoke detectors and carbon monoxide detectors may not be disconnected or tampered with.
18. Hallways, exits, and stairways must remain clear at all times.
19. Open flames, grills, or hazardous materials are not permitted on balconies, wood porches and anywhere else that is near flammable materials. Please locate grills on solid ground in the rear area/yard and always make sure to never leave your grills unattended. Violations will be cited, documented and fined.

Parking & Common Areas

20. Park only in your assigned or approved spot. Unauthorized vehicles or vehicles without proper registration with the landlord will be towed at the owner's expense via Rokaitis Towing (773-247-3195). The parking areas/garages are to be used only for parking and they are not a place to congregate or loiter. Please respect your fellow tenants and neighbors accordingly.
21. All vehicles that are parked in designated parking areas must be operational, state and city registered, and not leaking fluids. Tenants are responsible for any damage or clean up necessary due to their vehicle and will be cited, documented and fined for each incident.
22. Common areas must be kept clean and free of personal belongings. The stairwells and landings must be kept free and clear at all times due to city of Chicago building and fire codes. Do not leave bikes, scooters, balls etc. in hallways or back porches. Violations will be cited, documented and fined as appropriate.
23. There should not be any loitering on the stairs or in front of the property at all times.

Pets

23. Pets are only allowed with prior approval and compliance with pet policies.
24. Pet owners must clean up after their pets immediately and prevent excessive noise or damage. Repeated violations will incur fines and may lead to lease termination and eviction proceedings.

Laundry & Appliances

25. Appliances must be used properly and maintained in clean condition. Accumulated grease on/around the stove is a health and fire hazard and should be properly cleaned weekly. Hot grease should



NEVER be pored down the drain. It should be collected in a container, cooled and disposed of with the regular trash.

26. Do not overload washers/dryers or electrical outlets and always clean the dryer lint trap after each use.

Inspections & Entry

27. Management may enter the unit with proper notice for inspections, repairs, or emergencies. Proper notice is 48 hours and entry will be between the hours of 8am and 8pm unless scheduled in agreement with the tenant. For emergencies, no notice may be given if tenant is unreachable for any reason, but within 48 hours of entry, the tenant will be notified of when and why such entry was necessary.
28. While all reasonable accommodations will be made to work around the tenant's schedule, tenants must provide access for scheduled maintenance appointments after being given 48 hours notice of such scheduled maintenance.

Move-Out Expectations

29. Proper notice must be given before moving out according to the lease.
30. The unit must be returned clean and free of excessive damage outside of normal wear and tear, otherwise cleaning service and repairs will be ordered and costs will be documented and deducted from the tenant security deposit.
31. All keys, remote controls, key fobs and parking permits/stickers, etc. must be returned at move-out, otherwise replacements will be ordered, documented and deducted from the tenant security deposit accordingly.

Lease Violations

32. Repeated violations of rental rules may result in fines, lease termination, and eviction proceedings.
33. Repeated failure to follow community rules will be considered a breach of the lease agreement.