



Living Off-Campus Guidelines

Living in off-campus housing requires each resident to assume responsibility for the actions of his/her housemates and their guests. Below is a list of rules and regulations that will be enforced by your landlord and city police.

The city commission has instructed the police to be more firm in dealing with tenants who park in front of the yard, fail to control their pets, leave trash in the yards (beer bottles, etc.), allow open burning (fire pits) in their yards and hold large, loud parties. The citation program consists of police officers and neighborhood service officers issuing fines of \$250, \$500, \$750. After the third violation the landlord will be required to start eviction proceedings against all occupants of this dwelling. IMPORTANT! IF YOU ARE EVICTED UNDER THE CITATION PROGRAM THE COURT WILL ORDER YOUR REMOVAL FROM THE HOUSE AND YOU WILL BE REQUIRED BY LAW TO PAY THE CONTRACTUAL RENT AS STIPULATED IN THE CONTRACT. Specifically, you will be forced to pay rent, but not be allowed to live in the house! A little common sense and courtesy should allow you to live and learn while enjoying the benefits of living in a residential neighborhood.

- Rent should be paid according to your contract. Late fees are \$95 for the first day late and \$4 for each additional day starting the day after rent is due.
• ANIMALS ARE NOT ALLOWED IN THE PROPERTY AT ANY TIME. ANY ANIMAL(S) OBSERVED IN THE PROPERTY WILL RESULT IN IMMEDIATE LOSS OF YOUR HOUSE DEPOSIT AND/OR A \$1000 VIOLATION FEE, WHICHEVER IS GREATER, AS WELL AS, COST OF ANY PEST CONTROL OR ADDITIONAL CLEANING DONE. PET SITTING AND VISITS FROM YOUR FRIENDS/FAMILY WILL ALSO BE CONSIDERED A VIOLATION. NO ANIMALS AT ANY TIME.
• Music, which can be heard outside the house, is too loud and a \$250 fine will be assessed after an initial warning. Further violations will result in the police being called and a \$500 fine assessed, in addition to, the costs of any citation issued by the police.
• Open burning (fire pits) on the property is not allowed and will result in the immediate loss of your house deposit and/or a \$750 violation fee, whichever is greater will occur. Only outside freestanding fire pits allowed. Outside firepits are not allowed on any wooden deck
• Dumping charcoal and/or oil on the ground will result in a \$150 assessment per occurrence.
• Car repairs conducted on the property and/or inoperable or unlicensed vehicles (beyond 48 hours) parked on the property are in violation of the contract and will result in a fine of \$50 per vehicle, per day until removed or towed at landlord's option and your expense.
• Residents are not allowed to change and/or alter any locks in the property. A fine of \$125 per lock will be imposed.
• Any resident who climbs on top of the roof will be fined \$1000 per person, per occurrence.
• Beer kegs not returned to the vendor the morning following a gathering will be collected by Jackson Properties and tenants will be assessed \$50 per keg. Other items found in the yard, including but not limited to bottles, cups, trash, boxes, and any other items in the yard that will prohibit regular maintenance will be a \$100 fee. If Jackson Properties has to clean it up, the fee increases to \$250.
• Smoking is not allowed inside the house.
• Move grills away from the house before using them. They will melt the vinyl siding! You will be financially responsible for any repairs as a result. No grills allowed on wooden decks.
• Any calls made to the emergency line that are not considered a true emergency will be fined \$150.
• Parking on the grass will result in a \$75 fine per car, per occurrence.
• Painting of the walls is not permitted in any of the houses. A minimum of \$550 per wall will be charged.
• Resident is responsible for all window screens, mini blinds, and toilet lid repair and replacement during the term of the lease.
• No trampolines are allowed on the property.
• For every door left off the hinges upon move-out, resident will be charged \$150 per door.
• No poster tape is to be used on doors, walls, ceiling, etc. You will be charged if any is left on doors, walls or ceilings.
• I understand that it is my responsibility to buy, monitor and update my own fire extinguisher.
• Landlord does not get involved in roommate issues/fights/disagreements, etc; it is not the landlord's responsibility.
• Pools of any size are not allowed on the property.
• It is my responsibility to purchase renter's insurance. I understand my personal property is not covered by Jackson Properties at any time

My signature documents that I have read, understand, and agree to follow the above rules. I agree to allow this document to be added as an addendum to the contract signed with Jackson Properties, Inc.

Resident Name

House Address

Date