

JQS, LLC Properties

Rules

(In addition / supplement to the lease terms)

FAILURE TO FOLLOW ANY OF THE RULES IN THIS AGREEMENT WILL / CAN RESULT IN TERMINATION OF THE LEASE AGREEMENT AND EVICTION FROM THE PREMISES!!!

There is a property manager for the property (Jim Shaw) and problems, concerns, worries can be brought to his attention (502-664-0550 or jqsllc@yahoo.com). He will also mow the yard (where applicable) and conduct routine upkeep. He will be on site occasionally and watching and noting everything that goes on within the apartments, so any rowdy, unusual, discourteous, or dangerous behavior will be brought to my attention. To which I will handle accordingly.

1. TOBACCO/SMOKING – Smoking is strictly prohibited inside the apartment by anyone (tenants, family, friends, etc). **FAILURE TO COMPLY TO THIS RULE WILL RESULT IN A LOSS OF THE ENTIRE SECURITY DEPOSIT ON THE FIRST OCCURRENCE AND COULD RESULT IN EVICTION FROM THE PROPERTY**

2. GARBAGE - Is collected on **Fridays**. Your GARBAGE should be tied securely in plastic bags and placed out back in the BLACK garbage cans on **Thursday** evenings. The city will only collect garbage in these containers now. YOU ARE RESPONSIBLE FOR TAKING THE GARBAGE TO THE ROAD TO BE COLLECTED.

3. MUSIC ETC. - All of us enjoy a little music from time to time, but as a general rule, your sound level to be decreased by 10PM and certainly by 11PM to be confined only to your own apartment. If there is ever a problem with excessive noise coming from another apartment, please call me! If there is ever a problem with excessive noise (or other disturbance) coming from another building or the street please call the police. The non-emergency number for the police 5th District is 574-7111. They generally respond quickly and we need to have these types of problems on record.

4. CIGARETTE BUTTS AND OTHER LITTER - Please help me make the apartments a nicer place to live by not throwing cigarette butts on our porches, yard, sidewalks or in our flower pots.

5. FUSES - If you think you've blown a fuse, or have lost electricity for some reason, it may be one in your apartment. If a fuse is blown you will need to call me on my cell phone at 664-0550. You can generally reach me by one of these numbers.

6. RENT - Rent is due on the 25th. If it is not paid by the 26th, I'll probably give you a call to remind you. If it is not paid on the 28th there will be a late charge of \$25 (And \$10 up to 4 days afterwards). Please pay or have the mail postmarked on the 25th. You need to mail one rent check to:

JQS, LLC Properties
PO Box 148
Hodgenville, Ky 42748

7. MAINTENANCE - Please report any non-emergency maintenance items that need to be done in your apartment to me as soon as possible at jqsllc@yahoo.com . If it's an emergency, please call me! I'm more than happy to take care of your maintenance items if I can. If I don't respond within a reasonable period of time, please remind me.

8. WATER - For those of you who use the washer/dryer provided for you in the basement, please try NOT to wash in the mornings before 9AM. This is a time when lots of tenants are showering and this will help insure that they have plenty of hot water. Also keep in mind that everyone is sharing the same water (**only applicable at 2726 South Third St.**) and try to limit the length of your showers and be courteous to all tenants.

9. PARKING - If you have an assigned parking spot, please try to use it as much as possible instead of parking anywhere in the back. This will eliminate any problems of who parks where and when. Also, please do NOT USE our parking area as a garage to work on your car. It is NOT for that purpose (Contact me if you need to do this type of work to get my approval). Tenants of 1708 South Third Street need to apply for parking permits by clicking on the following link:

<http://www.louisvilleky.gov/PARC/OldLouisvilleRPPP.html>

10. SECURITY DOOR - THE FRONT / BACK DOOR SHALL REMAIN LOCKED AT ALL TIMES. PLEASE **DO NOT LEAVE UNLOCKED** FOR ANY REASON. IT IS NOT FAIR TO OTHER TENANTS IN THE BUILDING. We have this door locked for safety reasons, so please help us keep this area safe and secure.

11. SHOWERS – Please do not remove the strainer from the tub drain. This building is old and so is the plumbing. The strainer keeps hair, etc from getting caught in the drains and clogging them. You can just wipe them clean after each shower. Please be sure to ALWAYS use the shower curtain on the backside of the shower. If a shower curtain is not used in the rear, you risk a leak to the apartment below or water damage to the linen closet or window seal.

12. TOILETS - The plumbing in this building is old. Please help avoid drain clogs by not putting anything foreign into the toilet. That includes cigarette butts, Kleenex of any brand, Tampons, paper towels, etc. It would also be appreciated if you did not use the "1000 flushes" , or any other brand, sanitizer/deodorizer that hangs on the side of the toilet bowl or inside the toilet tank. These cannot only get clogged in the toilet, but can be flushed and cause clogs in the pipes.

13. LAUNDRY ROOM / WASHER AND DRYER – Please make sure that you take good care of the free laundry services provided for you (if applicable). You will need to watch / supervise your clothes as you do laundry. Please make sure that you don't wash blankets, linens, shoes, etc that could damage the machine. If you ever have a question about what is acceptable and what is not please call me on my cell phone at 664-0550.

14. FURNACES / FILTERS – If applicable (Please ask if your unit applies) you are required to change out your filters on a monthly basis. You will receive an email reminding you to do so monthly. It is very important that you complete this monthly task in order to properly maintain your furnace system. It is the responsibility of the tenant to purchase and replace the filters. PLEASE ASK IF YOU DO NOT KNOW HOW TO REPLACE THE FILTERS OR KNOW WHICH SIZE FILTER TO PURCHASE.

15. SPACE HEATERS – Space Heaters of any kind are strictly prohibited inside the apartment by anyone (tenants, family, friends, etc). **FAILURE TO COMPLY TO THIS RULE WILL RESULT IN A LOSS OF THE ENTIRE SECURITY DEPOSIT ON THE FIRST OCCURRENCE AND COULD RESULT IN EVICTION FROM THE PROPERTY**

16. PEST CONTROL. You should report any pest problem in writing within seven (7) days of possession. Failure to report any pest problem within seven (7) days shall constitute the Tenant's agreement that premises have no infestation of any kind. Any future infestations of insects and rodents including but not limited to ants, spiders, fleas and mice shall be the responsibility of the tenant. Any expense incurred due to the management and/or extermination of the infestation is the Tenants responsibility. Failure to control any future infestation could result in eviction from the premises and / or additional expense to the tenant.