

LEASE ADDENDUM On Behavior

NOTE: Please reference the student handbook on “Student Standards of Behavior and Code of Conduct”.

NOTE: 122 Fairground Avenue Dayton Ohio 45409 is located in a residential neighborhood. Therefore, out of respect for your neighbors, you must limit noise disturbances at all times, particularly during “**Quiet hours**”. “**Quiet Hours**” for yards or patios **begin at 10:00pm every night**. This means that your neighbors should not be able to hear you or your stereos, TVs, computers, etc. during these restricted hours. Violating these rules may cause complaints to be filed with the University of Dayton and/or the City of Dayton by your neighbors. Noise complaints may also result in a **Lease Violation Notice (LVN)**.

NOTE: Any violation of these rules, the lease agreement, or Ohio landlord-tenant law will result in a Lease Violation Notice (LVN) being sent to you and to your parents. The first LVN is a \$200 fine. The second LVN is a \$400 fine, and the third LVN is a \$600 fine, after that we may evict you. If police are called to your unit for any reason other than a crime against you or the property, we may also choose to evict.

- 1. No Beer Kegs are permitted on the premises.** This is a University of Dayton rule and applies to off campus housing, as well. Violations may result in a **LVN**.
- 2. The maximum occupancy limit for your house is 12 persons.** Violations will result in a **LVN**.
- 3. This house and the immediate area around the house are smoke-free.** Violations shall result in a \$100.00 fine per occurrence for residents and/or their guests and may also result in a **LVN**.
- 4. Do not tamper with smoke detectors.** Violations will result in a \$50 fine for each smoke detector found to be compromised. Call us if detectors are chirping and we will replace them for you.
- 5. Do not climb out through windows onto house roofs.** There will be a \$50.00 fine per person and may result in a **LVN** issued to the house for anyone found violating this rule.
- 6. All units, interior and exterior are pet-free.** Violations shall result in a \$100 fine per occurrence for residents and may result in a **LVN**.
- 7. All units must remain clean and sanitary at all times.** To arrange for fee-based regular cleaning services, contact ANF Investments, LLC.
- 8. All garbage must be disposed of regularly in the approved trash bins provided** (Trash pickup is on Wednesday morning). No trash containers are to be brought into the house or left on the porches or patios.
- 9. No party trash or other waste is to be left in the yard or around the house.** A \$25 fine will be levied EACH time your neighbors have to clean up ANYTHING after 9:00am. Anything includes beer bottles, soda pop containers, shoes, newspapers more than one day old, etc.

- 10. No items are to be kept outside on the porches, patios, or around the house.** This includes swimming pools, furniture, bicycles, or any other items that detract from the appearance of the neighborhood.
- 11. You are not to draw on or paint on any walls inside or outside the house.** Any wall hangings are to be hung with “push pins” or very small nails. You are not to use tape, gum or other adhesive devices or products. Violations will result in a charge of \$50 for each hole or other damage to the walls.
- 12. Flush only toilet paper down commodes,** no tampons, paper towels, etc.
- 13. Do not bring any flammable liquids into the house.** No exceptions.
- 14. Replace furnace filters every month or two.**
- 15. As the leasing tenants,** you are responsible for the actions and behaviors of all your guests and for any damage they do this property.

PARENTS AND / OR UNIVERSITY OFFICIALS MAY BE CONTACTED FOR VIOLATIONS OF ANY OF THE ABOVE RULES. CONTINUOUS VIOLATIONS MAY BE CAUSE FOR EVICTION OF OCCUPANTS.

ALL ACTS OF VIOLENCE TO OTHERS OR TO THE PROPERTY WILL BE REPORTED IMMEDIATELY AND WILL RESULT IN A LVN.