



Business (504) 872-9612

Fax 855-378-7708

RULES AND REGULATIONS

Property Address: _____

The following rules and regulations have been established by management and are considered an addendum to your lease agreement, for the property/unit you occupy. Failure to comply with said rules and regulations may, at the discretion of Management, be grounds for termination of your lease agreement.

- ✓ **A/C FILTERS** Change the air conditioner and heating filters monthly or more as needed is the responsibility of the lessee, unless agreed upon differently in writing. If they are clogged, your electric bill will be higher and the system will not work properly. Any repairs caused by dirty filters will be at the LESSEE'S expense.
- ✓ Do not put items in toilets, sinks or disposal that can cause drain lines to become clogged. The cost to unclog lines will be at the LESSEE'S expense.
- ✓ **ALTERATIONS** – No alternations or additions are to be made without Management's prior written approval including painting and wall paper. Stickers are not allowed on walls, doors, windows, etc. Any additions made to the property, by LESSEE, shall become the property of the LESSOR, without compensation to the LESSEE at the termination of this lease unless stated otherwise in a written agreement.
- ✓ **Lawn Care, Pest Control and utilities** are the responsibility of the LESSEE unless agreed upon differently in writing. If we find the lawn is not being properly maintained, Pelican Realty will issue LESSEE a written warning. If the LESSEE does not correct the issue in a reasonable time frame determined by management, Pelican Realty will have it corrected and the cost will be added to LESSEE'S next month's rent.
- ✓ Do not leave toys, bicycles, hanging clothes, and the like in the front of the property. This is an eyesore to the neighborhood and community and may be a code violation.
- ✓ LESSEE must refrain from using the property in any fashion inconsistent with the quiet neighborhood standards including keeping of anything unsightly, hazardous or noisy. After a written warning, failure to conform to this policy could be grounds for eviction.
- ✓ Days of trash and garbage collection shall be followed in accordance with local Parish ordinances.
- ✓ Please report any leaks, maintenance repairs or problems at once to **Pelican Realty of Louisiana, LLC at 504-872-9612 IMMEDIATELY, failure to do so could result in you the tenant being held responsible.**
- ✓ If there is an after hour emergency and if the emergency is a fire or civil disturbance, **call 911 IMMEDIATELY**, then place an emergency call to the above office number.
- ✓ Carpet cleaning during the term of this lease is LESSEE'S responsibility. If damage outside of normal wear and tear is assessed, LESSEE'S security deposit will be charged accordingly to cover the carpet cleaning expense. If the damage exceeds the deposit, the LESSEE will be responsible for the additional cost.
- ✓ Replacement of **LIGHT BULBS** and **FLUORESCENT TUBES** are the responsibility of the LESSEE during occupancy.
- ✓ LESSEE shall not use barbecue grills, smokers or other cooking utensils **UNDER** the covered area of the patio/garage, or close to a structure that may cause melting or fire hazard as smoke discolors the painted surface. LESSEE will be responsible for repainting/repairing of the structure if such damage occurs.
- ✓ **PARKING:** All vehicles are to be parked on authorized paved areas only, not on grass areas. The blocking of others cars, driveways, dumpsters, etc. is prohibited. Wrecked or inoperable vehicles are not permitted to remain on the property. Only vehicles or other belongings approved the Pelican Realty may be left in the on the property and Management reserves the right to require objectionable or unsightly vehicles to be removed. All vehicles must have current inspection tags and license plates. Boats, RV'S, Campers, etc. cannot be parked on property without written consent of LESSOR. Vehicle repairs are prohibited on the leased property. Vehicles in violation of the above policies will be tagged and towed **WITHOUT WARNING** at the owner's expense.

Physical Address: 245 Villemar Place, Terrytown, Louisiana 70056 Mailing Address: P.O. Box 2729, Gretna, Louisiana 70054



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Rules and Regulations – Page Two

- ✓ Broken windows, screens, blinds are to be repaired or replaced at tenant cost.
- ✓ Your unit is free of bed bugs and it is your job to keep it bed bug free. If bed bugs are found in your unit you should immediately contact an exterminator and begin treatment, at the LESSEE's expense.
- ✓ **Lock out fee Monday through Friday 9am to 5pm \$35.00 (excluding holidays), any afterhours and holiday requests starts at \$75.00 and will be at the discretion of management and availability.**
- ✓ There are to be NO pools or trampolines without written permission and placement of Liability insurance as required by the owners and Management Company. There are to be NO inflatables of any kind on the property again without written permission and necessary Liability insurance. Penalty for such items will be \$250.00 + any cost for removal.
- ✓ Waterbeds are not allowed in any units
- ✓ There are to be NO satellite dishes affixed to the building - roof, fascia or otherwise. You are permitted to have satellite but it must be fixed on the ground and the ground only.
- ✓ If a request for service was made for inside your unit and you have set and confirmed a date and time for that service tech, and the technician or service company is unable to gain entry for any reason or you refuse entry for any reason, you will be responsible for the **service charge that is a minimum fee of \$85.00 or the invoice amount by the service company, whichever is greater.**
- ✓ All funds received will be applied to the oldest bill first. This includes, past due rent, late fees, surcharges, etc. Any exceptions to this must be approved by Pelican Realty.

Lessee signature

Date

Lessee signature

Date