

HOUSE RULES

1. Landlord will maintain an office at 5887 Cornell Rd. Cincinnati, Ohio 45242, or at such other place as Landlord may from time to time designate in writing. Resident will be kept advised of any change in the location or address of the office and business hours. Notices and requests for information or repairs should be either mailed or called in to 513-489-6060. Rent and other charges shall be mailed to:

**Cincinnati Capital Holdings, LLC.
5887 Cornell Rd.
Cincinnati, OH 45242**

2. Resident, and Resident's visitors, shall not make or cause any improper noises in the Apartment, nor interfere in any way with the use and enjoyment by other Residents of their respective homes.

3. No equipment shall be installed that requires alterations of or additions to the physical structure, electrical system or plumbing in the Apartment without prior written consent of Landlord. Resident shall not paint or make alterations, additions or improvements to the Apartment, except with prior written consent of Landlord.

4. Resident shall not add or change the Apartment door locks without Landlord's prior written approval. Resident must provide a key to Landlord.

5. All personal property placed in the Apartment or elsewhere upon the premises, including motor vehicles, shall be placed there at the risk of Resident or at the risk of the person owning such property. All personal property shall be removed when Resident vacates the Apartment. Anything left behind shall be considered by Landlord to be abandoned and discarded immediately.

6. Resident agrees not to interfere in any manner with any portion of the cooking, refrigerating, heating, cooling or lighting fixtures installed in the Apartment, except with respect to replacing light bulbs, which Resident shall replace at their own expense. Mechanical equipment shall not be used for any purpose other than those for which it was constructed or installed. Resident agrees to use no equipment whatsoever for space heating except the heating equipment provided by Landlord. Telephone, cable or satellite TV and similar installations, including both original equipment and any extensions or changes in location of service, shall be made at the expense of Resident subject to prior approval of Landlord. Resident shall not erect additional wiring, including any satellite dish or antennas, for any type of radio or television set without Landlord's prior approval.

7. Resident agrees to keep the Apartment in a safe, clean, sightly, and sanitary condition at all times. Resident further agrees to operate all electrical fixtures properly and maintain in good working order any appliance supplied by Landlord.

8. Resident agrees to test any and all fire detection devices supplied by Landlord as required by state and local regulations.

9. Resident shall not keep pets or animals without the prior written consent of Landlord. If such consent is given, Landlord may include a monthly maintenance fee and additional security deposit for the privilege.

10. No articles shall be hung from windows, landings or balconies. No dirt or other substances may be shaken or thrown from windows, doors, landings, or balconies. Resident will maintain patios and balconies in such a manner as is in keeping with the decor of the neighborhood.

11. Explosive, obnoxious or illegal substances will not be permitted to be kept by Resident in the Apartment or on the premises.

12. Waterbeds are not permitted unless Landlord's prior written approval has been obtained by Resident. Waterbeds, when accepted, will be of an acceptable quality to Landlord. Resident must furnish Landlord with a copy of their insurance policy covering damages caused by waterbeds; said policy must be acceptable to Landlord. Resident will hold Landlord harmless from any claims or damages caused by Resident's waterbed; Resident will pay for all damage incurred by the waterbed.

13. Resident is responsible for contacting the appropriate utility agencies providing services in order to change the account name. In addition, Resident shall provide information as required by the appropriate agencies to insure that Resident will receive the bill commencing with the Occupancy Date. Failure to do so will result in retroactive charges to Resident as of the Occupancy Date for utility bills received by Landlord.

14. Monthly rental payments are to be made by personal check, cashier's check, money order, or certified check. Cash can not be accepted. If rent is more than five days late, Resident will be assessed a late charge of \$50. Resident shall also pay a handling charge of \$50.00 for returned checks. In the event two (2) bad checks are received by Landlord in a twelve (12) month period from Resident, Resident agrees to make all subsequent payments by cashier's check, money order, or certified check.

These rules may be added to or amended from time to time as Landlord deems necessary. Tenant will be notified in writing at least 30 days prior to any rule change.

I/we hereby acknowledge receipt of the House Rules which form an integral part of the Lease. I/we also agree that a breach of any of these rules and regulations constitutes a breach of the Lease.

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| _____ | _____ |
| Resident | Date |
| _____ | _____ |
| Resident | Date |