

LEASE ADDENDUM COMMUNITY POLICIES

In order to promote and maintain the community, and as a condition of residency, BRADLEY UNIVERSITY has established the following additional rules and regulations for all tenants. Adherence **to these rules and regulations is essential for the comfort and convenience of all tenants.**

Tenant shall be subject to a minimum Community Fine of \$50, unless otherwise stated differently, in addition to the cost of any repairs or remedies for violation of the following:

1. Pets of any kind (except fish in tanks not larger than 10 gallons in capacity) shall not be in or about the premises. Unauthorized/unapproved animals carry a fine of **\$250** for failure to remove animal from property in the allotted time. If a second violation occurs, eviction proceedings will begin.
2. Alterations may not be made to the condition of the apartment to include driving nails into walls or woodwork, applying wallpaper, changing the type or color of the paint, or attaching shelving or cabinets to the walls.
3. Lofts may not be installed in the apartment. Bed risers are limited to commercial products with a maximum height of six inches.
4. Personal belongings (including lawn furniture) shall not be left in the parking areas, public halls, sidewalks, lawn or other common areas. This includes leaving trash bags outside your door, in the common hallway, and in the stairwells.
5. Signs, advertisements or notices shall not be displayed in the windows, inside common areas, or outside the building.
6. No smoking in the hallways, apartments or common areas (smoking is only allowed outside in designated areas). No littering or obstructing the public halls or grounds.
7. Tenant shall not throw or allow anything to be thrown out of the windows or doors, or down the hallways of the buildings. *This includes cigarettes and smoking refuse.
8. Items shall not be placed or hung on the outer edges of the sills or over the windows. This includes aluminum foil or any such product over the windows. This also includes personal window air conditioning units and window fans.
9. Tenant shall not shake, sweep, or clean any tablecloths, rugs, mops, or other articles in any of the public halls or from any of the windows, doors, or landings. *This includes dirt and debris from the kitchen floor.

10. Tenant may not canvass, solicit, or peddle in the apartment community or distribute handbills, circulars, or advertisements. This also includes posting flyers/items without our express written consent.
11. Exterior clotheslines shall not be installed or used within the apartment community. Window shades other than those provided by the owner/agent also shall not be installed.
12. Tenant, along with any family or guests, shall comply with posted rules for the parking areas.
13. Tenant's apartment must be kept in a neat, clean, and sanitary condition.
14. Keep doorways and hallways free of all trash, trash bags, containers, boxes, rubbish and personal belongings.
15. Tenant shall not allow, use, or store propane, charcoal or other combustible materials. Electric grills or any other open flame devices (including portable heaters) are also not allowed on the premises. Tenant shall not remove or discharge any fire extinguisher except when done in a fire emergency.
16. Comply with all posted parking and traffic regulatory signs within the property.
17. Tenant shall not be excessively loud or disturb others with the amplification of sound or disruptive noise.
18. No one under the age of 18 is allowed in the common areas or parking lots without adult supervision at all times.
19. Automobile repair or maintenance shall not be performed on the property. Vehicles with leaking fluids and/or oils must be removed or repaired off-site. Inoperable vehicles are not permitted to be stored on property.
20. No more than 12 people may gather in any apartment without prior written approval of the property management team.
21. Tenant may not possess or store fireworks, paintball guns, large knives, BB guns or bows and arrows.
22. Drinking or possession of alcohol is not allowed while under the legal age in the apartment. This also applies to any underage guests drinking or possessing alcohol in the apartment. No kegs of any kind are allowed in the apartment or the premises.

23. All persons in the apartment will be held responsible for their behavior/objects in that apartment or area. In addition, persons who are not observed participating in misbehavior or in possession of inappropriate items/objects, but are in the presence of a policy violation, can be held responsible. This is called implied consent. If a tenant is not present, he/she will be held responsible unless it can be clearly demonstrated that he/she had no knowledge of the violation.
24. Tenant must not disconnect or intentionally damage a smoke detector or remove the battery without immediately replacing it with a working one. Removing sprinkler guards or closet shelving is not permissible. Failure to comply with this, may result in damages, fines, civil penalties and attorneys' fees. **AFTER YOU MOVE IN, YOU ALONE ARE RESPONSIBLE FOR KEEPING THE SMOKE DETECTOR IN WORKING ORDER. WE ARE NOT.**
25. Hoverboards, scooters, etc. cannot be ridden in the interior of the property. Landlord maintains the right to demand removal from apartments and/or property.
26. Tenant shall not leave your guests on property unattended. You must be present for the duration of your guests stay on property. Apartment keys, fobs, garage door openers, university-issued IDs, etc. are not to be given to another individual and should remain in the tenant's possession for the duration of the lease.
27. Tenant must participate in any mandatory fire or security drills.
28. Tenant shall not install personal locks of any kind on any door or window inside or outside the apartment.
29. Tenant may be held responsible if he/she locks himself / herself out of the apartment and/or bedroom space more than once per semester, requiring the Landlord and/or Landlord's agents to open dwelling.
30. Tenant shall be responsible for costs to repair or replace any portion of the internet equipment that is damaged or missing, whether through act or negligence by the Tenant, Tenant's guests, or invitees.
31. All persons in the apartment will be held responsible for clogged pipes and toilets in the event personal hygiene products or products labeled *flushable* or *biodegradable* other than traditional toilet paper is disposed of through sinks, toilets, or drains. Costs for repairs and outside vendors are the responsibility of the residents. **It is required that residents make a good faith attempt in unclogging their toilet by use of a toilet specific plunger.**
32. All persons in the apartment shall maintain basic heating and cooling settings within their assigned apartment. During the time when the National Weather Service predicts a **daily high of 35 degrees or lower** units must be turned on to HEAT and have a minimum setting of *Low Heat or 60 degrees*. During the time when the National Weather Service predicts a **daily high of 80 degrees or higher** units must be turned on COOL and have a minimum setting of *Low Cool or 72 degrees*. **Units found to be turned off during extreme heat or cold can carry an additional fine of \$75 per occurrence, in addition to any damages.**

Tenant shall be subject to Booting, Towing, and/or ticketing of Vehicle(s):

Parking within the St James Apartment Complex is by **permit only**. Bradley University Parking Department oversees all aspects of parking for this complex. This includes rules, regulations, monitoring, issuing of infractions, etc. Off-Campus Properties assists Parking Department by issuing *pre-purchased* permits to residents (those who have purchased on-line). All other questions or inquiries should be directed to Parking Department of Bradley University, located at Cashiers, 103 Swords Hall, and General Services, 100 Macmillan Hall. For additional information you can call [309-677-2227](tel:309-677-2227) or go to www.bradley.edu/parking

Tenant shall be subject to Eviction for:

1. Violation of any portion of the Lease pertaining to using, permitting, facilitating, or storing of illegal drugs or controlled substances.
2. Committing or participating in any act that is classified under Illinois General Statutes as a felony.
3. Any act of vandalism, malicious destruction, misuse or defacing of public or private property on or about the apartment complex.
4. Falsely reporting a fire or other emergency or falsely setting off a fire alarm.
5. Possession of firearms of any type on the apartment complex.
6. Disorderly conduct or intentionally creating a public disturbance on the property to include fighting or other violent behavior, creating the threat of imminent fighting or other violence, or engaging in disruptive behavior.
7. Allowing anyone other than an authorized tenant to occupy or store items in an apartment.
8. Repeat or frequent violation of any of the rules listed in this Addendum may also result in eviction proceedings.

Note: Proof of violations subject to eviction shall be based on a preponderance of the evidence, unless otherwise provided by law.

This Lease Addendum is incorporated into the Lease Agreement between the owner/agent and the Tenant.

By: _____
Resident Signature Date

By: _____
BRADLEY UNIVERSITY Agent Date