



THE LIFT TOWER LODGE

House Rules and Regulations

Tenant Guide



Landlord reserves the right to prescribe additional rules and make changes to these rules and regulations below, as Landlord shall in its judgment determine to be necessary for the safety, care and cleanliness of the Premises and/or for the preservation of order of the Premises generally. **The house rules and regulations apply to all members of the household and household's guest(s) and visitors.** If any members of the household or its guest(s) or visitors violate any of the House Rules and Regulations or terms of the lease, the household may be evicted.

If and when a household is charged for any type of damage and/or cleaning, caused by a member of the household or caused by the household's guests/visitors, the owed amount must be paid within 30 days of invoice.

- 1- Noise. All radios, televisions, stereos, voices, etc., must be kept to a level of sound that does not violate ordinances, annoy or interfere with the neighbors. Special care should be exercised between 10:00 pm and 8:00 am. Tenants are responsible for insuring that disturbing noises are not caused by Tenants family or guest.
- 2- Vehicles must be moved for snow removal. Every attempt will be made to clear snow before 7:30 am when snow has accumulated the night before. The snow removal contractor will return later in the day to clean up areas he was not able to clear in the morning. All vehicles shall be moved to cleared areas prior to this "second pass." BCHA reserves the right to tow vehicles, at the owner's expense, to accommodate snow removal.
- 3- Tenant shall not make mechanical repairs and/or oil changes to motor vehicles (including motorcycles) on the Premises.
- 4- No trailers of any kind are permitted to park in the parking area. Only vehicles or motorcycles may be parked in parking area. Tenant shall be limited to one car unless Landlord expressly approves an additional vehicle. Tenant shall provide the make, model and license plate number to the Landlord.
- 5- Tenant shall not be allowed to keep or store any non-operative vehicle on the Premises and if Tenant abandons a vehicle on the Premises or there is an unauthorized vehicle on the Premises under Idaho law, Tenant gives Landlord authorization to remove the vehicle at Tenants expense for storage, or public or private sale at Landlord option and Tenant or the owner of the vehicle shall have no right of recourse against Landlord.
- 6- Tenants shall not keep any furniture, grills or any other personal belongings outside of the rooms.
- 7- The use of any open flame stove, hot plate or any other cooking device in the rooms other than a microwave is strictly prohibited.
- 8- The Lift Tower Lodge is a Smoke Free/Drug Free Environment. Smoking is not allowed anywhere on the Premises.
- 9- BCHA strongly recommends that all Tenants have renters insurance.
- 10- Intimidation, harassment, verbal abuse, physical threat or violence or social misconduct of or to any employee of The Blaine County Housing Authority or its Representatives, residents and/or his/her guest(s) is prohibited.
- 11- Guest. Tenant shall be responsible and liable for the conduct of guest and family members. Acts of guests/Family members in violation of this lease of Landlords rules and regulations may be deemed by Landlord to be a breach by the Tenant. Tenant must obtain the express written consent of the Landlord for any overnight guest.

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- 12- Entrances, walks, lawns, stairways, common area and driveways shall not be obstructed, shall be kept clear of all obstructions, including but not limited to snow and rubbish and used only for the sole purpose of ingress and egress.
- 13- Locks. Tenant is prohibited from adding locks to, changing or in any other way altering locks installed on doors. All keys must be returned to Landlord upon termination of Tenants occupancy.
- 14- Lockout. If Tenant becomes locked out of Premises, Tenant will be required to pay a **\$35 service charge** to regain entry.
- 15- There shall be no storage of any kind outside a room. I.E. Bikes, Skis, Snow Boards etc.
- 16- Any additions or changes to the window coverings and affixed room furnishings are prohibited.
- 17- Picture hangers employing a thin nail or pin and adhesive picture hangers of any kind are prohibited. Tenant is responsible for the cost of any repairs or painting required as a result of the hanging of pictures or other objects.
- 18- Awnings, radio antennas, TV antennas, satellite dishes, wires of any type or other aerial projections are prohibited.
- 19- In order to avoid possible damage to the property and plumbing system during cold weather, your unit must maintain a minimum temperature of 55 degrees Fahrenheit.
- 20- Storage: No goods or materials of any kind or description, which are combustible or would increase the fire risk or shall in any way increase the fire insurance rate with respect to the Premises or any law or regulation, may be taken or placed in a storage area or the Premises itself. Storage in all such areas shall be at the Tenants risk and Landlord shall not be responsible for any loss or damage.
- 21- Any environmental hazards, as defined by the Comprehensive Environmental Response, Compensation and Liability Act, known as CERCLA, or any other federal or state law which Tenant causes by negligence or otherwise or permits to be placed on the Premises shall be the sole responsibility of Tenant and Tenant shall indemnify and hold Landlord harmless for any and all monies expended or damages incurred by Landlord as a result of such environmental hazard.
- 22- Smoke Detectors: All units are equipped with working smoke detectors. It is the responsibility of the Tenant to notify the Property Management or a representative of BCHA when and if the smoke detector is not functioning properly. Tampering with, disconnecting, removing or damaging the smoke detector(s) will result in the cost to replace and/or reinstall the smoke detector and/or possible termination of your lease. It is a violation of the law to remove or tamper with a properly functioning smoke detector, including removing working batteries.
- 23- For the safety and protection of all residents, guests and visitors the speed limit within the property is 5MPH.
- 24- All keys to the unit must be returned at the time of move-out. The unit must be returned in the same condition it was originally in. This condition includes but is not limited to the unit being clean, decent, sanitary and undamaged. Reasonable wear and tear is anticipated and acceptable. The return of unit key(s) will constitute possession of the unit. Any belongings left in the unit after BCHA assumes possession of the unit, shall be disposed of in accordance with state and local law.
- 25- Any household moving into the unit or out of a unit must do so between the hours of 9:00 A.M. & 8:00 P.M. A unit inspection will be conducted on the day of move-in. A unit will also be inspected on the day Tenant moves out and when unit is fully vacated.
- 26- The use of any type of weapon, firearm, dangerous object, fireworks, or hazardous materials is prohibited anywhere on or within the property.
- 27- Storage of containers of flammable fluids or explosive materials (e.g. propane tanks) within the unit, storage area, or adjacent to the building exterior, is strictly prohibited.

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- 28- Each household is responsible for the care and use of each appliance & fixture in his/her unit. Failure to maintain a clean or sanitary appliance could cause damage to the appliance and/or could cause a health risk to the household and/or property. Households are not allowed to add or remove appliances into or from the unit. Damage to any appliance due to Tenants neglect or misuse will result in Tenant paying for either repair or replacement of appliance.
- 29- No signs, advertisements, notices, other letterings, or flyers are to be exhibited, inscribed, painted, or affixed, by any resident and/or guest of resident, on or to any part of the exterior of the apartment building or apartment community property is strictly prohibitive.
- 30- Littering is prohibited.
- 31- Termination of tenancy may result if the police are called to the property due to any type of disturbance or violation. Additionally, if the police are called for serious disturbances, serious lease violations, or have been called repeatedly, termination of the lease **will** result for the household(s) involved. Police have the right to enter the property and the power to make arrests as needed, within the law. **EXCEPTION:** Any resident who becomes a victim due to Domestic Violence should contact the public authority immediately! Doing so **WILL NOT** result in a lease violation.
- 32- Trash Enclosure/Recycling: In order to preserve the appearance and cleanliness of your building and unit, Tenants shall take care to prevent waste from dropping or spilling on carpeting, concrete and walkways when disposing refuse. Tenants are required to cooperate with all recycling programs that are in effect. Refuse and recycling must be placed in the designated containers.
- 33- Deliveries: Landlord is not responsible for the delivery or acceptance of damage to or loss of messages, packages, mail or other material left at the entrances to the building or elsewhere on the premises.
- 34- If the household is planning to be away from the unit for a period that is longer than seven days, the Landlord or its Representative or BCHA must be notified. In case of an emergency we recommend leaving an alternative method of contact.
- 35- Verbal requests to notify Landlord, its Representative or BCHA of household changes are not allowed.
- 36- Agreements between resident and Landlord, its Representative or BCHA must be in writing; Verbal agreements of any kind will not be accepted.
- 37- In order to prevent the growth of mold and mildew in the unit, residents must maintain a sanitary unit and inform Landlord, it's Representative or BCHA of any water leaks, water overflows, excessive moisture, or inoperable exhaust fans.

Landlord/Management Date

Tenant Date

Tenant Date

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