

Makelaardi, LP

2445 Morena Blvd., Suite 201- San Diego, CA 92110
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GENERAL GUIDELINES – Las Vegas ~ *RULES & REGULATIONS*

Effective Date: 06-01-2005

- Rents are due on the 1st and considered late if received after the 5th of each month. A \$40.00 late-fee will be assessed if the rent is received or postmarked after the 5th. Please allow for a 3-4 days mailing time. Please pay the rent on time to avoid a 30-day notice to vacate the property.
- In addition to the \$40.00 late-fee, a \$50.00 charge will be assessed for returned rent checks due to insufficient bank funds making a total charge of \$90.00.
- Mail your rent to us in the form of a check, money order, or cashier check. No cash payments are accepted. Please make checks payable to ***Makelaardi, L.P.*** and remember to include your name, address and new phone number (if applicable) with your rent payment each month.
- Please refer to your rental agreement and/or lease for further particulars regarding payment of rent. Payment of rent by mail is not acceptable if a ***five- (5) days notice to pay rent or quit*** has been served. In this case, residents may not mail rent to the above P.O Box address; it must be delivered to ***2445 Morena Blvd., Suite 201 – San Diego, CA 92110*** or other arrangement made. The only acceptable method of payment of rent is cashier's check, certified check or money order.
- A 30-day written notice must be given before moving-out. A verbal notice is not sufficient. Please note that upon deciding to give notice, you may not use your deposit as or for your last month's rent. Final month's rent payment must be made in full. Your deposit will be refunded based upon the condition it was left and will be disbursed within 30 working days after vacating the property.
- Pets are not allowed at any property without agent or owner written approval.
- No puncture marks to the wall. No alterations to the property. No illegal drugs or illegal plants kept at the property.
- Ensure that the smoke detector battery is in operating conditions at all times; replace the battery as needed.
- As a reminder, please be courteous to other tenants and in consideration of them please try to keep the noise level down. This includes loud music and television. If necessary, tenants have the right to call the local police department at anytime. To avoid being cited for a noise complaint, please try and keep the noise to a minimum especially between the hours of 10:00 PM to 8:00 AM. In addition, please do not have your car alarm set so sensitive that if a car pulls into the resident(s) parking lot, your alarm goes off. I am sure we can all agree that continual false alarms can be disturbing especially if you are trying to sleep.

- It is the resident(s)' responsibility to do the following: a.) Promote airflow in the rental unit even when the windows and doors are closed. b.) Use dehumidifying crystals where ventilation and airflow is difficult to achieve (closets and cabinets). c.) Ventilate the rental unit when conducting activities that increase moisture in the rental unit (cooking, bathing, using dishwasher, washer/dryer, etc.). d.) Purchase renters insurance to protect Residence(s) and Resident(s)' property from moisture resulting in mildew and/or mold damage.
- Resident(s) are responsible for notifying the Owner/Agent immediately upon knowledge of **water leaks or excessive moisture** that could promote the growth of mildew or mold. Owner/Agents will evaluate the conditions reported by the Resident(s) and make recommendations or take appropriate action. Otherwise, resident(s) will be responsible for all costs.
- In consideration of your neighbors please pick up after yourself and do not leave **trash** lying around. To avoid any unnecessary injuries, please throw away all glass bottles and cans in their rightful place. In addition, all cardboard boxes that are put in the recycle bin must be broken down. Please note that we encourage you to work in creating a pleasant and enjoyable living environment. Please use trash bags when placing trash in the dumpster to prevent pest infestation or other types of problems. Please note that the city will cite the property management and/or owner if the property is not kept clean, and could lead to an unavoidable rent increase.
- Do not discard large items like furniture or appliances in the dumpsters. These items must be removed from the complex.
- Do not put large amount of food, toys, hair or misc. items down the drains, garbage disposal or toilet. Otherwise, resident(s) will be responsible for all plumber costs.
- Parking, in most units, is on a first come first serve basis. Once available spaces are taken, remaining tenants must use street parking. As a common courtesy to other tenants, vehicles should not be parked longer than 3 days in the same space. If a vehicle is non-operational, it must be removed. Any vehicle left parked longer than 7 days will be towed at the owners' expense.
- In order to avoid any unnecessary injuries, please do not let children ride their bicycles through the apartment courtyard. Skateboards are also not permitted on the premises. *Makelaardi, LP* is not responsible for the costs associated with repair of anything broken by the tenant. The tenant at fault will be responsible for the necessary replacement costs.
- Tenants shall not disturb, annoy, endanger or inconvenience other respective tenants nor use the premises for any immoral, illegal and/or unlawful purposes. Complaint of this type must be submitted in writing.
- Display of signs. During the last 30 days of the lease. Lessor or his/her agent shall have the privilege of displaying the usual "FOR RENT" OR "FOR SALE" or "VACANCY" signs on the premises and of showing the property to prospective tenants or purchasers.

We, at Makelaardi, LP, strive to promote the highest quality management services that will mutually benefit everyone. Please let us know if you have any problems, suggestions and/or concerns regarding your tenancy. Please contact us at (702) 898-JUNO (5866) for any and all maintenance request. Our regular office hours are 10:00am to 6:00pm Monday through Friday.

We welcome and thank you for your tenancy!