ATTACHMENT A

1. GENERAL USE ADDENDUM TO RESIDENTIAL RENTAL CONTRACT.

2. GENERAL EQUIPMENT MALFUNCTION ADDENDUM TO RESIDENTIAL RENTAL CONTRACT.

3. MOLD AND MILDEW ADDENDUM – ADDENDUM TO RESIDENTIAL RENTAL CONTRACT.

4. SMOKE DETECTOR ADDENDUM - ADDENDUM TO RESIDENTIAL RENTAL CONTRACT.

5. FIRE PREVENTION REGULATIONS FOR ALTERNATE HEAT SOURCES
   FIRE PREVENTION REGULATIONS FOR PORTABLE GRILLS
   ADDENDUM TO RESIDENTIAL RENTAL CONTRACT

6. RENTERS INSURANCE ADDENDUM

7. SUDDENLINK INTERNET POLICY - USER AGREEMENT

8. CRIME FREE LEASE ADDENDUM

9. BED BUG ADDENDUM

10. RENTAL POLICIES / INFORMATION SHEET
1. Pet Policy:

If Page One of the Lease Agreement does not allow pets, Tenant is not allowed to pet sit and pets are not allowed on the Premises for “brief” visits. If Tenants violate this rule, the lease may be canceled and upon notice, Tenant may be requested to vacate the premises within (7) seven days. IN ADDITION, TENANT WILL BE CHARGED ____________$300.00________________ per pet as LIQUIDATED DAMAGES. If pets are not allowed, Tenant agrees not to keep or allow anywhere on or about the Property any animals or pets of any kind, including but not limited to, dogs, cats, birds, rodents, reptiles or marine animals. Snakes of all types are not allowed and are not allowed as pets under the pet clause in the contract.

If the Lease does not allow Pets and Tenant desires to have pet(s) after moving into the Premises, Tenant must have the Lease Agreement modified to allow Pets and pay the applicable Pet Fees. The Property Management Company reserves the right to restrict the weight of pets and the breed of pets allowed on the Premises.

If Page One of the Lease Agreement does allow pets, the following conditions will apply:

Landlord agrees that Tenant shall be permitted to keep a pet of the type described below on the Premises on the following terms and conditions:

Permitted/Pet Removal:

a. Type of Pet Permitted: __________________________________________________________________________________

b. The Tenant shall remove any pet previously permitted within _________ hours of written notification from the Landlord that the pet, in the Landlord’s sole judgment, creates a nuisance or disturbance or is, in the Landlord’s opinion, undesirable. If the pet is caused to be removed pursuant to this paragraph, the Landlord shall not be required to refund the Pet Fee; however, the Tenant shall be entitled to acquire a keep another pet of the type previously authorized.

Pet Fee:

Tenant shall pay a nonrefundable pet fee in the amount of $______________ (“Pet Fee”). Tenant acknowledges that the amount of the Pet Fee is reasonable and agrees that Landlord shall not be required to refund the Pet Fee in whole or in part. Tenant agrees to reimburse Landlord for any primary or secondary damages caused by any pet on the Premises, whether the damages are to the Premises or to any common areas used in conjunction with them.

Indemnity:

Tenant agrees to indemnify and hold Landlord and Landlords agents harmless from any liability to third parties which may result from Tenant’s keeping of such pet.

Tenant is to provide list of Pet(s), color, breed and approximately size below.

<table>
<thead>
<tr>
<th>Type</th>
<th>Breed</th>
<th>Color</th>
<th>Approx. Weight</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pet 1:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pet 2:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pet 3:</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Tenant(s) acknowledge having read the above paragraph.

Initial ____________ Initial ____________ Initial ____________ Initial ____________

2. Tenant understands and agrees that the presence of pet urine or other animal waste that may be deposited by an animal in the carpeting or on the flooring of the Premises during tenancy represents certain biological, health, and safety hazards- as well as offensive odors- for themselves and for future and neighboring tenants. Due to (1) the unique characteristics of animal urine and its damaging effects on carpet padding, and flooring of the Premises shall not, under any circumstances, be considered normal wear and tear. Tenant understands and agrees that, in any event, Tenant shall be fully responsible for the value of replacement and installation of carpet, flooring, and/or fixtures necessitated by the presence of animal urine or other waste found by Lessor.
in the carpeting of flooring of the Premises, and that the deposit referenced on page one may be applied to such damages, though Tenant shall be fully liable to Lessor for any deficiency. The replacement value of carpet, flooring, and fixtures shall be prorated based on the respective age of the item(s) at the time of replacement as compared to the original expected life of the respective item(s).

Initial ____________ Initial ____________ Initial ____________ Initial ____________

3. Fire/Soot/Smoke/Nicotine/Curry Damage: Tenant is responsible for any damage caused by fire, including but not limited to kitchen fire. Tenant is also responsible for soot/smoke damage caused by cigarette smoking and/or/burning candles or using curry in cooking. Tenant should be aware that burning candles emit smoke/soot that discolors the entire unit and smoke/soot/curry is distributed throughout the apartment via the HVAC system. Additionally, walls, cabinets, ceilings, and or carpeting may be discolored from fire/soot/smoke/nicotine/curry. Tenant is responsible for any damage caused to unit that requires excessive cleaning/replacement due to fire/soot/smoke/nicotine/curry.

4. Certain services may be included with your apartment rent. Russell Property Management does not guarantee the continuation of these services or the quality/reliability of these services, nor does Russell Property Management provide any hardware required for service.

5. Keys and Locks: Tenant agrees not to install additional or different locks or gates on any doors or windows of the Premises, except as agreed to and approved of by Lessor in writing. When this agreement ends, Tenant agrees to return all keys to this dwelling Premises to the Lessor. If all keys are not returned to Lessor at the end of tenancy, Tenant agrees to reimburse Lessor for cost of re-keying all locks (including mailbox lock).

6. LOCKOUTS: Any tenant needing access to their apartment may pick up a spare key from the office during office hours. There will be no charge if they key is returned, or the key can be purchased for $10.00. Should we have to send a technician to open the door, there will be a reasonable charge for this service. Please make sure you ask for the amount of the charge before agreeing to the service. Proper identification must be presented at the time of the service. No one other than the persons on the lease will be allowed inside your apartment.

7. Tenant Agrees to:
   a. Supply all electric light bulbs and fuses required during Resident’s occupancy; replace filter in heat/ac unit quarterly.
   b. Not discharge, display or any way use in, on, or around the complex any firearm or weapon of any type (including air rifles and pistols, knives, swords, etc.);
   c. Allow lessor to immediately dispose of any property left by tenant when he/she surrenders or abandons the Premises;
   d. Pay any fines associated with trash container compliance and/or removal of trash at street during tenancy or after move-out;
   e. Pay any fines associated with Tenant failing to clean up animal feces from heir animal or visitor’s to Tenant’s premise animals.

8. Restrictions and Alterations: Tenant agrees not to do any of the following without first obtaining Lessor’s written permission:
   f. Change or remove any parts of the appliances, fixtures or equipment in the Premises;
   g. Paint or install paneling, wallpaper or contact paper in the Premises;
   h. Attach awnings or window guards in the Premises;
   i. Attach or place any fixtures, signs, fences signs or clotheslines on or in the building(s), common areas or the property grounds;
   j. Attach any shelves dividers, screen doors or make any other temporary or permanent improvements in the Premises;
   k. Place or attach any aerials, antennas, wires, satellite dish or other electrical connection on the Premises.

9. Automobiles & Parking
   l. Parking is allowed in the designated parking areas only for the cars, light trucks and motorcycles (primary mode of transportation). All other boats, trailers and RV’s will not be allowed on the premises unless prior written permission is obtained from Lessor.
   m. Any vehicle parked on the premises that is unlicensed, inoperable, abandoned, flat tires or lacking any required permit may be towed away and stored at its owners expense without Lessor incurring any liability to anyone for any reason.
   n. All vehicles must be kept in proper operating conditions so as not to be a hazard or a nuisance by reason of noise, emission, appearance or otherwise. Except for minor adjustments, no repairs or maintenance shall be conducted on the property or common areas. Drainage of any automotive fluids on the common areas is strictly prohibited.
   o. Cars are to be parked in a single parking space. NO parking across multiple spaces is allowed.
10. **REPAIRS** Tenants are responsible for repairs other than ordinary wear and tear and will be billed for them. Examples: stopped up toilets, lockouts, charging light bulbs, cutting on breakers at panel box, replaced damaged screens, charging of locks at tenants request, installing additional security devices at tenant’s request, unstopped sink and drain lines stopped up be tenant, repairs locks and doors damaged during tenancy, changing heat/air filters other than scheduled maintenance, stopped up garbage disposal by foreign objects.

11. Yard Maintenance: Tenant’s _______ IS _______ IS NOT required to maintain the yard and shrubbery. If tenant IS responsible to maintain the yard, tenant’s responsibilities include:

____________________________________________________________________________________

____________________________________________________________________________________


____________________________________________________________________________________

12. Smoking _____ IS _____ IS NOT permitted inside the home.

13. The following additional terms and conditions must be followed while occupying the home:

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

14. All names on the lease are jointly and severally responsible for the entire rent due under the lease agreement.

15. The following appliances are in the home (check all that apply):

   Stove _______
   Dishwasher _______
   Refrigerator _______
   Microwave _______
   Hood Fan _______
   Washer _______
   Dryer _______
   Dehumidifier _______
   Other: ____________________

16. **EVERY TENANT IS RESPONSIBLE FOR THE FULL TERM OF THE RESIDENTIAL RENTAL CONTRACT.** If tenant(s) fail(s) to complete term, tenant(s) is/are responsible for all damages and lost rent. A collection will be filtered for damages and monthly rent due. Tenant(s) is/are responsible for reasonable collection and attorney fees.
17. EVERY TENANT MUST GIVE A FULL 30- DAY NOTICE IN WRITING TO END THEIR LEASE TENANCY, WHETHER TO END THE INITIAL TERM OF THE LEASE OR THE END A MONTH-TO-MONTH LEASE.

18. EVERY TENANT MUST FOLLOW THE “RPM MOVE OUT INSTRUCTIONS AND INFORMATION” FORM WHEN THEY END THEIR TENANCY WITH RUSSELL PROPERTY MANAGEMENT. PLEASE REFER TO THIS FORM ON THE RPM OR HOLLY GLEN WEBSITE.

Tenant Signature and Date________________________________________________________________________

Tenant signature and Date________________________________________________________________________

Tenant signature and Date________________________________________________________________________

Landlord’s Agent signature and date________________________________________________________________
GENERAL EQUIPMENT MALFUNCTION ADDENDUM
TO RESIDENTIAL RENTAL CONTRACT

GENERAL EQUIPMENT/APPLIANCE/HEAT & AC/RESTORATION DRYERS AND EQUIPMENT

1. Tenant acknowledges that as of this date, the Unit is equipped with general appliances (range, refrigerator, dishwasher) heat/ac system and that tenant agrees to inspect and test appliances/ heating/ac system immediately upon taking possession of the Premises.

2. Tenant agrees to immediately report to Landlord or Landlord’s agent in writing any repair or replacement necessary to make appliances/heat/ac system completely operable. Within seven (7) days of receipt of such written notification, management shall repair or replace appliances/heat/ac system, assuming the availability of labor and materials.

Tenant understands that repairs to some equipment may be delayed due to circumstances beyond Property Manager’s and Owner’s control. Kitchen appliances will only be maintained and/or replaced during normal business hours. The Property Manager is not responsible for a Tenant’s food in the case of refrigerator or oven/stove failure or expenses associated with Tenant eating out due to kitchen appliances malfunctioning. If a Tenant’s heating and air equipment fails, Property Manager will make every effort to repair equipment as soon as possible but Property Manager or Owner will not pay for the cost of Tenant staying in a hotel or motel while equipment is not working properly.

3. Tenant agrees to reimburse owner for repair/replacement expense due to the negligence of tenant or tenant’s guest.

4. Tenant agrees to allow Landlord or Landlord’s Agent to place restoration/drying equipment on the premises and further agrees to not disrupt service of drying equipment (including but not limited to dryers and dehumidifiers) nor knowingly permit any person to do so. Tenant agrees to release Landlord or Landlord’s Agent for any incidental cost (including but not limited to utility bills) associated with the use of restoration/drying equipment or malfunction of appliances/heat/ac system. Russell Property Management is not responsible for (1) loss of food due to refrigerator malfunction; (2) high utility/water & sewer bills associated with water heater malfunction/heat/ac leak or any other water leak; (3) damage to or loss of personal property. Tenant will not be reimbursed for such costs.

Initial ____________ Initial ____________ Initial ____________ Initial ____________

5. DISCLAIMER

Tenant acknowledges and agrees that the Landlord or Landlord’s agent is not the operator, manufacturer, distributor, retailer or supplier of the appliances/heat/ac system/restoration equipment. Tenant assumes full and complete responsibility for all risk and hazards attributable to, connected with or in any way related to the operation, malfunction or failure of the appliances/heat/ac system/restoration equipment, regardless of whether such malfunction or failure is attributable to, connected with, or in any way related to the use, operation, manufacture, distribution, repair, servicing or installation of said appliances/heat/ac system/ restoration equipment.

Landlord or Landlord’s agent or employees, whether oral or implied, or otherwise, have made no representation, warranties, undertaking or promises, to you regarding said appliances/heat/ac system/restoration equipment, or the alleged performance of the same. The Landlord or Landlord’s agent neither makes nor adopts any warranty of any nature regarding said appliances/heat/ac system/restoration equipment including expressed or implied warranties. The Landlord or Landlord’s agent shall not be liable for damages, losses and/or injuries to person(s) or property caused by (1) tenant’s failure to notify Landlord or Landlord’s agent of any problem, defect, malfunction, or failure of the appliances/heat/ac system/restoration equipment; and/or (2) theft of the appliances/heat/ac system/restoration equipment.

6. Entire Agreement: The parties acknowledge that this written addendum is the entire agreement of the any way varies the terms of this GENERAL EQUIPMENT MALFUNCTION ADDENDUM shall be unenforceable and completely void unless such agreement is in writing and signed by both parties.

7. Terms: The term of this Addendum shall be the same term as lease renewal or extension of rental agreement.

8. Acknowledgement: I acknowledge I have read this addendum and it places a duty upon me to regularly use the appliances/heat/ac system and report all malfunctions of the same to Landlord or Landlord’s agent.
MOLD AND MILDEW ADDENDUM – ADDENDUM TO RESIDENTIAL RENTAL CONTRACT

Mold needs moisture, food, oxygen and favorable temperatures to grow. Moisture is the primary causes of mold growth and one of the easiest of the factors to control. Moisture comes from the following sources or activities: flushing toilets, showering, running faucets, washing clothes, drying clothes, cooking, and the air. Your body also gives off several pints of water per day into the atmosphere of your home. Your home was built with several mechanical devices to aid in the removal of moisture from your home including the bath exhaust fans, microwave exhaust vent, windows and heating and air equipment. These devices are designed to remove the moisture laden air from your home and therefore you need to use this equipment to ensure that you do not contribute to the growth of mold in your home.

Your home is very energy efficient and needs to be ventilated through the mechanical means noted above. Without proper ventilation, the humidity level in your home will foster mold growth and cause uncomfortable living conditions. We have provided you with additional suggestions to prevent mold and mildew problems within your home.

Mold and Mildew: Resident acknowledges and agrees that, for both the maintenance of the Premises and for the health and well being of Resident and Resident’s occupants, family, and guests it is necessary for resident to provide appropriate climate control, keep the Premises clean, and take other measure to retard and prevent mold and mildew from accumulating in the Premises. Accordingly, Resident agrees to:

1. Clean and dust your home on a regular basis and remove visible moisture accumulation on windows, walls, and other surfaces as soon as such accumulation becomes reasonably apparent. This will help eliminate the “food” needed for mold to grow.
2. Operate the heating and air-conditioning system in a manner necessary to properly ventilate the apartment to prevent an environment conducive to the growth of mold and mildew, including changing the air filters(s) every 30 days. A primary function of heating and air equipment is to remove humidity (moisture) from the air of your home. During periods when the indoor temperature does not turn on the heating and air equipment, open windows to provide ventilation to your home.
3. Operate bath exhaust fans for at least 30 minutes after showering or bathing. Exhaust fans remove moisture laden air from the living space and discharge it to the outside.
4. Operate the kitchen exhaust fan for at least 30 minutes after cooking activities are done. Exhaust fans remove moisture laden air from the living space and discharge it to the outside.
5. Keep blinds slats partially slanted to allow proper ventilation between the blinds and windows. This will provide for ventilation between the blinds and windows helping to dry out any moisture that forms on windows due to condensation.
6. Operate room ceiling fans to aid in air movement and increase drying of water and water vapor.
7. Do not place beds, mattresses, stacks of clothes, books, etc directly against a wall. Provide for at lease a two inch air space between the item and the wall to allow air to flow between the item and the wall.
8. Immediately notify RPM of any of the conditions below:
   a. Any evidence of a water leak or excessive moisture
   b. The presence of mold, mildew, or similar growth in the Premises that persists after Resident has attempted to remove it through the application of common household cleaning solutions or antimicrobial products.
   c. Any malfunction of any part of the heating, ventilation, air conditioning, plumbing or laundry systems present on the premises.
   d. Any inoperable doors or windows in the Premises.

Resident agrees that Resident shall be solely responsible for damages caused to the Premises and to personal property present on the premises as well as any injuries or adverse medical condition suffered by Resident or Resident’s occupant, family, or guests resulting from Resident’s failure to comply with the terms of this Paragraph.
FUNGI OR BACTERIA LIABILITY EXCLUSION

Tenant acknowledges and agrees that the Landlord or Landlord’s agent is not liable for injury, damage or expenses resulting from “fungi” or bacteria. “Fungi” means any type or form of fungus, including mold or mildew and any mycotoxins, spores, scents or by-products produced or released by fungi.

Injury, damage or expenses includes “bodily injury”, “property damage” or “personal and advertising injury” which would not have occurred, in whole or in part, but for the actual, alleged or threatened inhalation of, ingestion of, contact with, exposure to, existence of, or presence of, any “fungi” or bacteria on or within a building or structure, including it contents, regardless of whether any other cause, event, material or product contributed concurrently or in any sequence to such injury or damage.

Tenant signature and date________________________________________________________
Tenant signature and date________________________________________________________
Tenant signature and date________________________________________________________
Landlord’s Agent signature and date_______________________________________________
SMOKE DETECTOR ADDENDUM – ADDENDUM TO RESIDENTIAL RENTAL CONTRACT

1. Tenant acknowledges that as of this date, the Unit is equipped with one or more smoke detectors and that tenant agrees to inspect and test the smoke detector(s) immediately upon taking possession of the Premises.

2. Tenant agrees to inspect and test smoke detector(s) Periodically to insure proper functioning.

3. Tenant agrees to immediately report to Landlord or Landlord’s agent in writing any repair or replacement necessary to make the smoke detector(s) completely operable. Within (7) days of receipt of such written notification, management shall repair or replace the smoke detector(s), assuming the availability of labor and materials.

4. Tenant agrees to replace the batteries as needed for any battery operated smoke detector(s) in or on the Premises so smoke detector(s) is/are continuously operable. Failure of the tenant to replace batteries as needed for any battery-operated smoke detector(s) in or on the Premises shall not be considered as negligence on the part of the Landlord or Landlord’s agent.

5. Tenant agrees not to disable or render inoperable any smoke detector(s) installed in or on the Premises, nor knowingly permit any persons to do so.

6. Tenant agrees to reimburse owner, upon request, for the cost of the new smoke detector(s) installation thereof in the event tenant or tenant’s guests of invites dispose of or damage the existing smoke detector(s).

7. DISCLAIMER
Tenant acknowledges and agrees that the Landlord or Landlord’s agent is not the operator, manufacturer, distributor, retailer or supplier of the smoke detector(s). Tenant assumes full and complete responsibility for all risk and hazards attributable to, connected with or in any way related to the operation, malfunction of the smoke detector(s) regardless of whether such malfunction or failure is attributed to, connected with, or in any way related to the use, operation, manufacture, distribution, repair, servicing or installing of said smoke detector(s).

Landlord of Landlord’s agent or employees, whether oral or implied, or otherwise, have made no representation, warranties, undertaking or promises, to you regarding said smoke detector(s), or the alleged performance of the same. The Landlord or Landlord’s agent neither makes nor adopts any warranty of any nature regarding said smoke detector(s) including expressed or implied warranties. The Landlord or Landlord’s agent shall not be liable for damages, losses and/or injuries to person(s) or property caused by (1) tenant’s failure to regularly test the smoke detector(s); (2) tenant’s failure to notify Landlord’s agent of any problem, defect, malfunction, or failure of the smoke detector (s); (2) tenant’s failure to notify Landlord or Landlord’s agent of any problem, defect, malfunction, or failure of the smoke detector (s); (3) theft of the smoke detector (s) or its serviceability battery; and/or (4) false alarms produced by the smoke detector(s).

7. Entire Agreement: The parties acknowledge that this written addendum is the entire agreement of the parties relative to smoke detector(s) in or about the premises. Any agreement that is any way varies the terms of this Smoke Detector Addendum shall be unenforceable and completely void unless such agreement is writing and signed by both parties.

8. Term: The term of this addendum shall be the same term as lease renewal or extension of rental agreement.

9. Acknowledgement: I acknowledge I have read this addendum and it places a duty upon me to regularly test the smoke detector(s) and report all malfunctions of the same to Landlord or Landlord’s agent.

Tenant signature and date_______________________________________________________________

Tenant signature and date_______________________________________________________________

Tenant signature and date_______________________________________________________________

Landlord’s Agent signature and date________________________________________________________
FIRE PREVENTION REGULATIONS FOR ALTERNATE HEAT SOURCES FIRE PREVENTION REGULATIONS FOR PORTABLE GRILLS ADDENDUM TO RESIDENTIAL RENTAL CONTRACT

Use of alternate heat sources is prohibited. Russell Property Management strictly prohibits the use of additional or alternate heat sources including, but not limited to gas, electric or kerosene space heaters. Use of such alternate heat sources is a violation of the Rental Contract and is not permitted.

Recent statistics from the National fire Protection Association show that in 1989 were 2,000 fires resulting in six (6) deaths, 56 injuries, and $16.6 million in property damage at apartment buildings. These fires were all caused by the improper use of outdoor grills.

The North Carolina Fire Prevention Code Volume V states the following:

504.8 OUTDOOR GRILLS

Charcoal and gas grills are prohibited within 10 feet combustible material at all occupancies covered by this volume.

We require and enforce the following:
1. Charcoal and gas grills not be located on balconies. This includes portable electric grills, which contain loose heating material such as lava rocks.
2. EXCEPTION: These grills can be stored on balconies provided they are free of charcoal, lava rock, and gas cylinders. They may not be stored under stairwells or exit ways and in no case shall they block the means of egress.
3. When these grills are in use, they must be at least 10 feet away from any structure and combustible landscape Material (pine straw, pine bark, shrubs, etc.).

If you have any additional questions or concerns, please feel free to contact the Greenville Fire Prevention Bureau at (252) 329-4415.

Tenant signature and date __________________________________________________
Tenant signature and date __________________________________________________
Tenant signature and date __________________________________________________
Landlord’s Agent signature and date __________________________________________
RENTER’S INSURANCE ADDENDUM

Russell Property Management is not liable for any personal property belonging to the tenant(s) that may be damaged or stolen while located or stored on the premises regardless of the cause or causes not attributable to the willful or wanton negligence of the Landlord or his agents. Russell Property Management is not liable for personal injury of the tenant(s) and any members of negligent or intentional acts of Landlord or his agents.

We recommend that all tenants obtain renter’s insurance.

Renter’s insurance provides you with coverage for loss, damage or destruction of your property. It also provides coverage for additional living expense you may incur in the event the residence becomes uninhabitable. Such insurance can also protect you from any liability claims resulting from your own activities. For example, if your negligence causes a fire, you may be held responsible for damage of the property of others, including the Owner’s property. Similarly, if a guest were to have an accident in your residence, you could be personally responsible for the guest’s injuries.

I HAVE READ THE PARAGRAPH IN THIS RESIDENTIAL RENTAL CONTRACT CONCERNING THE PURCHASE AND COVERAGE INFORMATION FOR TENANTS’ INSURANCE.

Tenant signature and date________________________________________
Tenant signature and date________________________________________
Tenant signature and date________________________________________
Landlord’s Agent signature and date______________________________
Suddenlink Internet Policy- User Agreement

Acceptable Use Policy

Suddenlink Communications ("Suddenlink") has adopted this acceptable use policy applicable to all users of Suddenlink's high speed Internet service, including Suddenlink's web sites, suddenlink.com and suddenlink.net (the "Internet Service"). This acceptable use policy is intended to advance Suddenlink's goal of providing reliable and high quality Internet service to its subscribers.

1. APPLICABILITY

PLEASE READ THIS ACCEPTABLE USE POLICY PRIOR TO USING THE SERVICE; BY SUBSCRIBING TO THE INTERNET SERVICE, YOU, THE SUBSCRIBER, ARE AGREEING TO THE TERMS OF THIS ACCEPTABLE USE POLICY. YOU ARE RESPONSIBLE FOR ANY VIOLATION OF THIS ACCEPTABLE USE POLICY OR MISUSE OF THE SERVICE THROUGH THE USE OF YOUR ACCOUNT, EVEN IF THE MISUSE WAS CONDUCTED BY A THIRD PARTY OR OTHER END USER WITH ACCESS TO YOUR ACCOUNT, WHETHER PERMITTED BY YOU. IT IS YOUR RESPONSIBILITY TO SECURE YOUR COMPUTER(S), NETWORK AND/OR ANY DEVICE, INCLUDING WIRELESS NETWORK ("WiFi") DEVICES CONNECTED TO THE SERVICE SO THAT SUCH MISUSE IS PREVENTED.

2. REVISIONS TO POLICY

SUDDENLINK MAY REVISE THIS ACCEPTABLE USE POLICY FROM TIME TO TIME WITHOUT NOTICE BY POSTING A SUCH REVISION ON SUDDENLINK.COM OR ANY SUCCESSOR URL. ANY REVISION OF THIS ACCEPTABLE USE POLICY IS EFFECTIVE IMMEDIATELY UPON SUCH POSTING. AS SUCH, YOU SHOULD REGULARLY VISIT SUDDENLINK.COM AND REVIEW THE POSTED ACCEPTABLE USE POLICY. IN THE EVENT OF A CONFLICT BETWEEN ANY SUBSCRIBER OR CUSTOMER AGREEMENT AND THIS ACCEPTABLE USE POLICY, THE TERMS OF THIS ACCEPTABLE USE POLICY WILL GOVERN.

3. VIOLATIONS

SUDDENLINK RESERVES THE RIGHT TO IMMEDIATELY TERMINATE YOUR ACCOUNT WITHOUT NOTICE AT SUDDENLINK'S SOLE DISCRETION IF YOU OR OTHERS WHO USE YOUR ACCOUNT VIOLATE THIS ACCEPTABLE USE POLICY. SUDDENLINK ALSO RESERVES THE RIGHT TO IMMEDIATELY REMOVE ANY MATERIAL OR INFORMATION FROM SUDDENLINK'S WEB SITES THAT VIOLATE THIS POLICY FOR ANY REASON WHATSOEVER FROM AT OUR SOLE DISCRETION AND WITHOUT PRIOR NOTICE.

4. COMMERCIAL USE

If you are a commercial subscriber of Suddenlink, this paragraph 4 shall not apply to your subscription to the Internet but only to the extent that your subscription expressly addresses such use.

The Internet Service is provided for personal and family use within a single residential household. You agree that you will not use, nor allow others to use, the Internet Service to operate any type of business or commercial enterprise or to use the Internet Service as an Internet service provider. You may set up one (1) Web page per e-mail account for personal use using the Internet Service, but you may not establish a web page using a server located at your home. You agree that you will not use, nor allow others to use, your home computer as a Web Server, FTP Server, file server or game server or to run any other server applications. Customer will not resell or redistribute, or allow others to resell or redistribute, access to the Internet Service in any manner, including by wireless means.

5. NO ILLEGAL OR FRAUDULENT USE

You agree that you will not use, and not encourage or allow others to use, the Internet Service to violate any applicable federal, state, local or international laws orders or regulations. You agree that you will not use, nor allow others to use, the Internet Service to plan or commit, or encourage or help others to plan or commit, a crime, fraud or act of terrorism, including but not limited to posting or transmitting information, data or material that is unlawful, abusive, libelous, slanderous, obscene, profane, unlawful, threatening, or defamatory, posting or transmitting child pornography or obscene material, engaging in a pyramid, Ponzi or other illegal soliciting schemes, sending chain e-mail that request money or other items of value, illegal gambling, the offering for sale of illegal weapons or substances, the promotion or publication of any material that may violate hate crime laws, or exporting software or technical information in violation of U.S. export control laws.

You agree to indemnify, defend and hold harmless Suddenlink and its affiliates, suppliers, and agents against all claims and expenses (including reasonable attorney fees) resulting from you engaging in any act prohibited by this Acceptable Use Policy or resulting from your violation of this Acceptable Use Policy. This paragraph will survive any termination or expiration of any applicable subscriber agreement.

Tenants Initials _______                Landlords Initials _______
6. NO INFRINGEMENT OF INTELLECTUAL PROPERTY RIGHTS

You agree that you will not use, nor allow others to use, the Internet Service to send or receive any information that infringes the intellectual property, including without limitation patents, trademarks, copyrights, trade secrets or proprietary rights of any other person or entity. This includes, but is not limited to digitized music, movies, books, photographs, art or other copyrighted materials or software, including Suddenlink-provided software.

7. NO THREATS OR HARASSMENT

You agree that you will not use, nor allow others to use, the Internet Service to transmit any material that threatens or encourages bodily harm or destruction of property or which harasses, abuses, defames or invades the privacy or rights of any other person or entity.

8. NO HARM TO AND PROTECTION OF MINORS

You agree that you will not use, nor allow others to use, the Internet Service to harm or attempt to harm a minor, including but not limited to using the Internet Service to send pornographic, obscene or profane materials, or violating the Children's Online Privacy Protection Act.

9. NO "SPAMMING"

You agree that you will not use, nor allow others to use, the Internet Service to send materials in a manner inconsistent with federal and state laws, including without limitation the CAN-SPAM Act of 2003 (15 U.S.C. §§ 7701-7713 and 18 U.S.C. § 1037). These materials include without limitation mass or bulk e-mail, numerous copies of the same or substantially similar messages, empty messages, or messages which contain no substantive content. We reserve the right, in our sole discretion, to determine whether such postings or transmissions constitute an advertisement, promotional material or any other form of solicitation in violation of such laws.

10. NO "HACKING"

You agree that you will not use, nor allow others to use, the Internet Service to access the accounts of others or to attempt to penetrate security measures of the Internet Service or access any other person's computer or computer system, software, data, confidential or proprietary information of others without the owner's knowledge and consent ("hacking") or to cause a disruption of service to other on-line users. You agree that you will not use, nor allow others to use, tools designed for compromising network security, such as password guessing programs, cracking tools, packet sniffers or network probing tools.

11. NO SYSTEM DISRUPTION

You agree that you will not use, nor allow others to use, the Internet Service to disrupt, restrict, destroy, impair or create any unusually large burden, disrupt any backbone network nodes or network service used by Suddenlink, on Suddenlink's network, computer equipment, content, material, device or system whether owned by Suddenlink or others. You also agree that you will not use, nor allow others to use, the Internet Service to disrupt other Internet service providers or services, including but not limited to by e-mail bombing or the use of mass mailing programs, viruses, locks, keys, worms, Trojan horse or other harmful or debilitating feature; distribute mass or unsolicited e-mail, including commercial advertising, announcements or junk mail; or otherwise generate large levels of traffic sufficient to impede other's ability to send or receive information;

12. NO IMPERSONATION OR FORGERY

You agree that you will not, nor allow others to, impersonate another user, falsify one's user name, age, digital or manual signature or identity in e-mail or in any post or transmission to any newsgroup or mailing list or other similar groups or lists. You agree that you will not, nor allow others to, forge any message header of any electronic transmission, originating or passing through the Internet Service, or use an IP address not assigned to you.

13. NO ABUSE OF NEWSGROUPS

You agree that will not, nor allow others to, post a similar item to more than three (3) newsgroups or mailing lists. You agree that you will not, nor allow others to, post or transmit any private, third party e-mail to any newsgroup or mailing list without the explicit approval of the sender.
14. NO EXCESSIVE BANDWIDTH USAGE

Suddenlink offers multiple tiers of High Speed Internet Service. You agree to comply with the current bandwidth, data storage, electronic mail and other threshold limitations that correspond with the package of service you selected. You further acknowledge that each tier or level of Suddenlink's High Speed Internet Service has limits on the maximum speed at which you may send and receive data at any time, as set forth in the price list or, and either the Residential Service Agreement or the Commercial Service Agreement, whichever is applicable (the "Service Agreement"). You understand that the actual speeds you may experience at any time will vary based on a number of factors, including the capabilities of your equipment, Internet congestion, the technical properties of the websites, content and applications that you access, and network management tools and techniques employed by Suddenlink. You agree that Suddenlink may change the bandwidth or other threshold limitation of any tier by amending the price list or Service Agreement. Your continued use of the Internet Service following such a change will constitute your acceptance thereof. You also agree that Suddenlink may use technical means, including but not limited to suspending or reducing the speed of the Internet Service, to ensure compliance with your tier of service and to ensure that Suddenlink's High Speed Internet Service operates efficiently. You further agree that Suddenlink has the right to monitor your usage patterns to facilitate the provision of Suddenlink's High Speed Internet Service and to ensure your compliance with the package of service you selected and the Service Agreement and to efficiently manage the network and the provision of High Speed Internet Services. Suddenlink may take such steps as it determines appropriate in the event your usage of the Internet Service does not comply with the package of service you selected or the Service Agreement. Additionally, Suddenlink may use such tools and techniques as it determines appropriate in order to efficiently manage its network and to ensure a quality user experience for its subscribers.

15. NO "VIRUSES"

You agree that you will not use, nor allow others to use, the Internet Service to restrict, inhibit, or otherwise interfere with the ability of any other person to use or enjoy the Internet Service or any features of the Internet Service, any Equipment or the Internet, regardless of intent, purpose or knowledge, including, without limitation, by posting or transmitting any information or software which contain computer "viruses," worms, "Trojan horses" or other harmful software programs and that you will use your best efforts to prevent the unintentional transmission of such viruses.

16. SUDDENLINK MONITORING.

Suddenlink reserves the right at any time to monitor bandwidth, usage, transmissions, and content on the Internet Service from time to time; to seek or identify violations of this Policy; and/or to protect the network, the Internet Service and Suddenlink users. Suddenlink may not, however, routinely monitor the activity of your Internet Service account for violations of this Acceptable Use Policy. Suddenlink may take such steps as it determines appropriate in the event your usage of the Internet Service does not comply with the package of service you selected or the Service Agreement. Additionally, Suddenlink may use such tools and techniques as it determines appropriate in order to efficiently manage its network and to ensure a quality user experience for its subscribers.

Tenants Initials _______                Landlords Initials _______
CRIME FREE LEASE ADDENDUM

As part of the consideration for lease of the dwelling unit identified in the lease, Resident agrees as follow:

1. Resident and Resident’s Occupants whether on or off the property; and Resident’s and Resident’s Occupant’s guests and invitees, are prohibited from:

   a. Engaging in any criminal activity, including drug-related criminal activity, on or off the said premises. Drug related criminal activity shall mean the illegal manufacture, sale, distribution, use, possessions and possession with intent to manufacture, sell, distribute, or use an illegal or controlled substance (also as defined in Section 102 of the Controlled Substance Act [21 U.S.C. 802] and N.C.G.S. Chapter 90, Article 5 – North Carolina Controlled Substances Act).

   b. Engaging in any act intended to facilitate criminal activity or permitting the dwelling unit to be used for criminal activity.

   c. Engaging in the unlawful manufacturing, selling, using, storing, keeping or giving of an illegal or controlled substance as defined in N.C.G.S. §90-87, at any locations, whether on or near the dwelling unit premises.

   d. Engaging in any illegal activity, including, but not limited to prostitution as defined in N.C.G.S. Chapter 14, Article 27, criminal street gang activity as defined in N.C.G.S. Chapter 14, Article 13A, communication threats as prohibited in N.C.G.S. §14-277.1, assaults as prohibited in N.C.G.S. Chapter 14, Article 14, discharge of a weapon into occupied property in N.C.G.S. §14-34.1, or any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the landlord, his agent, or other tenant, or involving imminent or actual serious property damage.

2. VIOLATION OF ANY ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY. A single violation of any of the provisions of this addendum shall be deemed a serious, material and irreparable non-compliance. It is understood that a single violation shall be good cause for immediate termination of the lease under N.C.G.S. Chapter 42, Article 8. Proof of such a violation shall not require a criminal conviction, but shall only require a preponderance of the evidence.

3. Resident hereby authorizes property management/owner to use police generated reports against Resident for any such violation as reliable direct evidence, and/or as business records as a hearsay exemption, in all eviction hearings.

4. In case of conflict between the provisions of this addendum and any provisions of the lease, the provisions of this addendum shall govern.

5. Resident also agrees to be responsible for the actions of Resident’s occupants, Resident’s guests and invitees, and Resident’s occupant’s guests and invitees, regardless of whether Resident knew or should have known about any such actions. A guest or invitee shall be anyone who Resident or Resident’s occupant gives access to or allows on the premises or the rental unit.
6. This Lease Addendum is incorporated into the lease or renewal thereof, executed or renewed at any time between Landlord/Manager and Resident/Lessee.

__________________________________    _______________________________
Resident Signature           Date

__________________________________    _______________________________
Resident Signature           Date

__________________________________    _______________________________
Resident Signature           Date

__________________________________    _______________________________
Property Manager’s Signature                      Date
Bed Bug Addendum

1. PURPOSE. This Addendum modifies the Lease Contract and address situations related to bed bugs (*cimex lectularius*) which may be discovered infesting the dwelling or personal property in the dwelling. You understand that we relied on your representations to us in this Addendum.

2. INSPECTION.
   You agree that you: (check one)
   • have inspected the dwelling prior to move-in and that you did not observe any evidence of bed bugs or bed bug infestation; OR
   • will inspect the dwelling within 48 hours after move-in and notify us of any bed bugs or bed bug infestation.

3. INFESTATIONS. You agree that you have read the information on the back side of this addendum about bed bugs and:
   (check one)
   • you are not aware of any infestation or presence of bed bugs in your current or previous apartments, home or dwelling. You agree that you are not aware of any bed bug infestation or presence in any of your furniture, clothing, personal property or possessions. You agree that you have not been subjected to conditions in which there was any bed bug infestation or presence. OR
   • You agree that if you previously lived anywhere that had a bed bug infestation that all of your personal property (including furniture, clothing and other belongings) has been treated by a licensed pest control professional. You agree that such items are free of further infestation. If you disclose a previous experience of bed bug infestation, we can review documentation of the treatment and inspect your personal property and possessions to confirm the absence of bed bugs. You agree that any previous bed bug infestation which you may have experienced is disclosed here:

4. ACCESS FOR INSPECTION AND PEST TREATMENT. You must allow us and our pest control agents access to the dwelling at reasonable times to inspect for or treat bed bugs as allowed by law. You and your family members, occupants, guests, and invitees must cooperate and will not interfere with inspections or treatments. We have the right to select any licensed pest control professional to treat the dwelling and building. We can select the method of treating the dwelling, building, and common areas for bed bugs. We can also inspect and treat adjacent or neighboring dwellings to the infestation even if those dwelling are not the source or cause of the known infestation. You are responsible for and must, at your own expense, have your own personal property, furniture, clothing and possessions treated according to accepted treatment methods established by a licensed pest control firm that we approve. You must do so as close as possible to the time we treated the dwelling. If you fail to do so, you will be in default, and we will have the right to terminate your right of occupancy and exercise all rights and remedies under the Lease Contract. You agree not to treat the dwelling for a bed bug infestation on your own.

5. NOTIFICATION. You must promptly notify us:
   • Of any known or suspected bed bug infestation or presence in the dwelling, or in any of your clothing, furniture or personal property
   • Of any recurring or unexplained bites, stings, irritations, or sores of the skin or body which you believe is caused by bed bugs, or by any condition or pest you believe is in the dwelling.
   • If you discover any condition or evidence that might indicate the presence or infestation of bed bugs, or of any confirmation of bed bug presence

Please note: It is our goal to maintain a quality living environment for our residents. To help achieve this goal, it is important to work together to minimize the potential for any bed bugs in your dwelling or surrounding dwellings. This addendum contains important information that outlines your responsibility and potential liability with regard to bed bugs.
by a licensed pest control professional or other authoritative source.

6. COOPERATION. If we confirm the presence or infestation of bed bugs, you must cooperate and coordinate with us and our pest control agents to treat and eliminate the bed bugs. You must follow all directions from us or our agents to clean and treat the dwelling and building that are infested. You must remove or destroy personal property that cannot be treated or cleaned as close as possible to the time we treated the dwelling. Any items you remove from the dwelling must be disposed of off-site and not in the property’s trash receptacles. If we confirm the presence or infestation of bed bugs in your dwelling, we have the right to require you to temporarily vacate the dwelling and remove all furniture, clothing and personal belongings in order for us to perform pest control services. If you fail to cooperate with us, you will be in default and we will have the right to terminate your right of occupancy and exercise all rights and remedies under the Lease Contract.

7. RESPONSIBILITIES. You may be required to pay all reasonable costs of cleaning and pest control treatments incurred by us to treat your dwelling unit for bed bugs. If we confirm the presence or infestation of bed bugs after you vacate your dwelling, you may be responsible for the cost of cleaning and pest control treatments. If we must move other residents in order to treat adjoining or neighboring dwelling to your dwelling unite, you may be liable for payment of any lost rental income and other expenses incurred by us to relocate the neighboring residents and to clean and perform pest control treatments to eradicate infestations in other dwelling. If you fail to pay us for any costs you are liable for, you will be in default, and we will have the right to terminate your right of occupancy and exercise all rights and remedies under the Lease Contract, and obtain immediate possession of the dwelling. If you fail to move out after your right of occupancy has been terminated, you will be liable for holdover rent under the Lease Contract.

8. TRANSFERS. If we allow you to transfer to another dwelling in the community because of the presence of bed bugs, you must have your personal property and possessions treated according to accepted treatment methods or procedures established by a licensed pest control professional. You must provide proof of such cleaning and treatment to our satisfaction. Bed bugs, with a typical lifespan of 6 to 12 months, are wingless, flat, broadly oval-shaped insects capable of reaching the size of an apple seed at full growth, bed bugs are distinguishable by their reddish-brown color, although after feeding on the blood of humans and warm-blooded animal—their sole food source—the bugs assume a distinctly blood-red hue until digestion is complete.

Bed bugs don’t discriminate
Bed bugs increased presence across the United States in recent decades can be attributed largely to a surge in international travel and trade. It’s no surprise then that bed bugs have been found time and time again to have taken up residence in some of the fanciest hotels and apartment buildings in some of the nations most expensive neighborhoods.

Nonetheless, false claims that associate bed bugs presence with poor hygiene and uncleanliness have caused rental housing residents, out of shame, to avoid notifying owners of their presence. This serves only to enable the spread of bed bugs.

While bed bugs are, by their very nature, more attracted to clutter, they’re certainly not discouraged by cleanliness.

Bottom line: bed bugs know no social and economic bounds; claims to the contrary are false.

Bed bugs don’t transmit disease
There exists no scientific evidence that bed bugs carry disease. In fact, federal agencies tasked with addressing pest of public health concern, namely the U.S. Environmental Protection Agency and the Centers for Disease Control and Prevention, have refused to elevate bed bugs to the threat level pose by disease carrying pests. Again, claims associating bed bugs with disease are false.

Identifying bed bugs
Bed bugs can often be found in, around and between:
- Bedding
- Bed frames
- Mattress seams
- Upholstered furniture, especially under cushions and along seams
- Around, behind and under wood furniture, especially along areas where drawers slide
- Curtains and draperies
- Along window and door frames
- Ceiling and wall junctions
- Crown moldings
- Behind and around wall hangings and loose wallpaper
- Between carpeting and walls (carpet can be pulled away from the wall and tack strip)
- Cracks and crevices in walls and floors
- Inside electronic devices, such as smoke and carbon monoxide detector
- Because bed bugs leave some persons with itchy welts strikingly similar to those caused by fleas and mosquitoes, the origination of such markings often go misdiagnosed. However, welts caused by bed bugs often times appear in succession and on exposed areas of skin, such as the face, neck and arms. In some cases, an individual may not experience any visible reaction resulting from direct contact with bed bugs.
- While bed bugs typically prefer to act at night, they often do not succeed in returning to their hiding spots without leaving traces of their presence through fecal markings of a red to dark brown color, visible on or near beds. Blood stains tend also to appear when the bugs have been squashed, usually by an unsuspecting host in their sleep. And, because they shed, it’s not uncommon for skin casts to be left behind in areas typically frequented by bed bugs.

Preventing bed bug encounters when traveling.
Because humans serve as bed bugs’ main mode of transportation, it is extremely important to be mindful of bed bugs when away from home. Experts agree that the spread of bed bugs across all regions of the United States is largely attributed to an increase in international travel and trade. Travelers are therefore encouraged to take a few minutes upon arriving to their temporary destination to thoroughly inspect their accommodations, so as to ensure that any uninvited guests are detected before the decision is made to unpack.

Because bed bugs can easily travel from one room to another, it is also recommended that travelers thoroughly inspect their luggage and belongings for bed bugs before departing for home.

Bed bug do’s and don’ts
- **Do not bring used furniture from unknown sources into your dwelling.** Countless bed bug infestations have stemmed directly from the introduction into a resident’s unit of second-hand and abandoned furniture. Unless the determination can be made with absolute certainty that a piece of second-hand furniture is bed bug-free, residents should assume that the reason a seemingly nice looking leather couch, for example, is sitting curbside, waiting to be hauled off to the landfill, may very well be due to the act that it’s teeming with bed bugs.

- **Do address bed bug sightings immediately.** Rental housing residents who suspect the presence of bed bugs in their unit must immediately notify the owner.

- **Do not attempt to treat bed bug infestations.** Under no circumstances should you attempt to eradicate bed bugs. Health hazards associated with the misapplication of traditional and non-traditional, chemical-based insecticides and pesticides poses too great a risk to you and your neighbors.

- **Do comply with eradication protocol.** If the determination is made that your unit is indeed playing host to bed bugs, you must comply with the bed bug eradication protocol set forth by both your owner and their designated pest management company.
You are legally bound by this document. Please read it carefully.

**Resident or Residents**
*(All residents must sign)*

_______________________________________  
_______________________________________  
_______________________________________

**Owner or Owner’s Representative**
*(Signs below)*

_______________________________________

**Date of Signing Addendum**

_______________________________________
RENTAL POLICIES/ INFORMATION SHEET

MOVE IN/MOVE OUT:

1. Tenant must supply RPM with Utilities Form and monthly rent before move in.
2. Before a move out, **a thirty day written notice is required**. We have a form you will need to fill out in our office.
3. The Security Deposit will not be considered last months rent, you will receive any refund within thirty days of your move out date.
4. Tenant must follow the “Move Out Instructions and Information” form prior to vacating the home. This form is located on RPM’s website.
5. Upon move out, please bring your keys and your forwarding address to our office.

RENT:

1. We do not accept cash. Please pay your rent with a money order or personal check, made payable to Russell Property Management. Remember to write you’re address on the check.
2. Rent is due on/before the 6th day of each month. A late payment fee will be due if your rent is received after the 6th day of the month. See rental agreement for late fee amounts.
3. Personal checks will not be accepted after the 15th.
4. There will be a $25.00 returned check fee for all Non-Sufficient Fund checks.
5. Rent may be placed in the Payment Box located outside the office front door or mailed to the address noted above.

MAINTENANCE:

1. For maintenance or emergencies, call 252-329-7368.
2. Air filters are your responsibility to change.
3. The commodes are sensitive to large amounts of waste. Do not flush any feminine hygiene products down commodes.
4. It is advisable that you periodically clean out your shower drains by unscrewing the chrome cap off the drain and removing any hair that may have collected.
5. Russell Property Management staff will conduct property inspections on a quarterly basis. During this inspection, we will inspect plumbing fixtures, smoke detectors, heating equipment etc. for proper operation.

KEYS:

1. One set of keys will be provided to the tenant(s) who lease the property.
2. Keys should be returned immediately after vacating the property so that the property can be inspected. If you do not return the same quantity of keys that were given to you when you rented the property, you will be charged a fee for the lost keys.
3. If you are renting “Month to Month”, your rent obligations will terminate on the day after you turn in your keys to RPM.
4. Tenants are prohibited from changing or rekeying locks at their property. If the tenant rekeys a lock(s), the tenant will be charged a fee for re-keying the locks.
5. If you lock your keys in your home, you may borrow a key from RPM. You will have to provide and leave a photo ID. If you lose your keys and need a new key from RPM, there will be a fee for the new keys.

GROUNDS:

1. Please help keep your grounds/yard looking neat. Do not throw cigarette butts or other trash on the ground.
2. Parking spaces are limited, so please have your guests’ park in designated areas. Some neighborhoods may have assigned parking spaces and towing is enforced in these neighborhoods.
3. Charcoal and gas grills are prohibited within ten feet of your building/home.
4. If your lease allows pets, please pickup all pet litter while walking dogs outside. Lease laws are enforced and some neighborhoods fine dog owners that do not clean up behind their pets.

PEST CONTROL:
1. Pest control is on an “as needs” basis. Tenant will be responsible for calling the Pest Control company to set up an appointment.

MISCELLANEOUS:

1. Do not install any satellite dish or other device to the external part of the home or yard without approval by the Landlord. You may come by our office to pick up a form.
2. Please respect your neighbors and keep noise levels LOW.
3. Changing locks is not allowed without consent from the Landlord.
4. We strongly recommend renters insurance because your personal items are NOT insured by the Landlord.
5. If you live in a Single Family or Duplex home, please contact Greenville Public Works Department to discuss your trash pickup options. Their number is 252.329.4522.

TENANT:                                                                 LANDLORD:

_________________________________________          ________________________________________

Date:  ____________________________________

_________________________________________

Date:  ____________________________________

_____________________________________

Date:  _________________________________