

**“EXHIBIT A”**

**PROPERTY SERVICES OF GRAND JUNCTION, INC.  
TENANT RULES AND REGULATIONS**

1. Rent is due on the first of each month. Late charges are enforced and a 3-Day Notice to Pay or Quit will be served on the 7th day of each month. When you are served a 3-Day Notice, you will be charged a \$25.00 service fee.
2. Guests staying over a 15 day period without written consent of management will violation of your rental agreement.
3. Parents and/or guardians will be responsible for conduct and actions of children and will be held liable for any damage and enforcement of rules and regulations.
4. Entryways, halls, stairways, and parking areas will be kept clear of bicycles, carriages, toys, trash, car parts, or other foreign objects at all times. Interior and exterior will be kept in a clean and sanitary manner.
5. No excessive noise in apartments. Please turn down your stereos, televisions, children and friends so that they do not disturb your neighbors. Any disruptions after 10:00 p.m. should be reported to the Police or Sheriff's Department-911.
6. If your rental agreement says NO PETS, that's what it means. **NO PETS !** Any unauthorized pets will result in an immediate termination of your lease agreement.
7. Garbage and weeds are to be placed in dumpsters. Do not leave tires, batteries, mattresses, or large pieces of furniture at dumpsters. Dispose of them at your own expense. **NO EXCEPTIONS .**
8. Tenants will maintain their own back/front yard and clean up after pets at all times and keep clear of all rubbish and weeds. (If you are interested in hiring someone to take care of your yard, contact the office.)
9. No major maintenance to be done to automobiles on the premises. Any disabled or unsightly vehicles with flat tires, broken windows, missing engines/parts, etc. will be towed away at the owner's expense. Parking space is limited to 2 spaces per unit. Please have your guests park on the street.
10. No tractor-trailers, any other kind of trailer, boats, campers, etc. permitted on the property without management approval.
11. Joy riding, speeding, or any form of activity which, in the management's opinion is dangerous to other residents or the property is expressly forbidden.
12. Tenants will remove snow and ice from sidewalks and driveways in front of the dwelling.
13. Tenants will be charged for maintenance calls and repairs due to tenant's negligence, such as clogged toilets and drains, misuse of the garbage disposal, sewage ejection pump, or other appliances, etc. Tenants will also be billed for unnecessary service calls. Please try using a plunger before calling about clogged drains or plugged toilets.
14. If you are locked out of your dwelling after hours or on weekends when the office is closed, we are not available to let you in. Please call a locksmith.
15. Tenants will not engage in any criminal activity, including drug-related criminal activity, on or near the premises.
16. There is a fee for releasing your unit while you are still under a lease obligation. If it has been approved by the Property Manager and there is no loss of rents to the Owner, the fee will be determined (up to one half of one month's rent) when the property is re-rented. Any advertising to expedite re-leasing will be paid by the tenant directly to Property Services.

**It is understood that the management reserves the right at any time to change or rescind one or more of these rules and regulations as may from time to time be necessary for the safety, care and cleanliness of the premises and for the preservation of good order. Any reasonable suggestions will be welcomed.**

**CONTINUED VIOLATIONS OF ANY PART OF THESE RULES WILL RESULT IN THE TERMINATION OF THE OFFENDING TENANT'S RENTAL AGREEMENT.**

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Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date