

GR INVESTMENTS OF MARIEMONT, LTD.

BUILDING RULES AND REGULATIONS

(3881-3891 & 3912-3920 Beech Street)

ASSISTANCE: Maintenance requests (other than emergencies) should be called into the office (513-861-2861) or made in writing and mailed to 3411 Clifton Avenue, Cincinnati, OH 45220. Emergency repairs should be called in to the office answering service (513-861-2861) and subject repair explained, including degree of urgency. Someone will be paged for follow-up.

RENTAL PAYMENTS: All rents are due and payable in advance on or before the first of each month. Please make checks payable to GR Investments of Mariemont, LTD., and mail to 3411 Clifton Avenue, Cincinnati, OH 45220, or drop in the mail slot of the front door of our office, located at the same address. **Include you address and unit number in the memo section of your check.**

1. **AERIALS:** No exterior radio or television aerial/dishes may be erected by the Tenant on the ground or attached to the building without the prior written consent of the Landlord or its Agents. Cable service is available in each apartment, but Tenant must contact the cable company for activation/subscription.
2. **AIR CONDITIONERS/HEATING SYSTEM:** Where Landlord provides central air conditioning and/or furnace, Tenant agrees to keep the same in clean-operating condition (including replacement/cleaning of filters). Landlord shall make appropriate mechanical repairs upon notification by Tenant. If you are unable to clean or change the filters, contact our office for instructions or assistance. Filters should be changed monthly or bi-monthly. Where Landlord does not provide air conditioning, and Tenant installs window air conditioner(s), Tenant agrees to check with Landlord before installation, and agrees to install air conditioner(s) properly per Landlord's instructions, and to pay for any necessary alterations or repairs to windows or electric. Tenant agrees to maintain his or her own air conditioner(s) mechanically or otherwise.
3. **ALTERATIONS/PAINTING:** Landlord will provide Tenant with the apartment in freshly painted condition at the time the Tenant takes possession. Thereafter, the Tenant shall be responsible for painting and redecorating, but only with prior written consent of Landlord, using paint/materials approved by Landlord. The tenant shall not make any alterations or improvements (including painting) without the prior written consent of the Landlord or its Agents.
4. **CARPETING:** If Tenant wishes to install wall-to-wall carpeting, Tenant must obtain Landlord's prior written consent to do so, with installation done in a manner approved/permitted by Landlord. Where Landlord provides wall-to-wall carpeting, Tenant is responsible for regular carpet cleaning to maintain carpet in good condition.

- Tenant shall be responsible for the replacement of carpet that is not clean, or is spotted, stained, or soiled.
5. CLEANING: During tenancy, tenant shall keep apartment clean, sanitary, and free of any debris or items which causes the breeding of bugs or pests. Tenant will be responsible for cost of extermination of bugs or pests resulting from unclean or cluttered condition of apartment. Upon termination of the occupancy, Tenant must leave the rented premises in a clean and sanitary condition, including the stove and refrigerator.
 6. DISPOSALS: Where Landlord provides a garbage disposal, no materials or objects other than food (not bones or fibrous type foods) are to be put down disposal. Before and while using disposal a substantial amount of water must be running from faucet.
 7. DOORS/GARAGES: Tenant shall keep all security doors and garage doors of the building closed/locked.
 8. EXTERIOR & COMMON AREAS: At no time shall any washing, rugs, clothing, or any other articles be hung out the windows, or on the balconies or fire escapes. Personal items (including clothing, shoes, sports equipment, bikes, etc.) are not to be left in hallways outside of apartment doors or in other common areas of the building or on fire escape. Outside grilling not prohibited unless approved by Landlord in writing. Yard and/or garage-type sales are not permitted anywhere on the premises.
 9. KEYS & LOCKS: Tenants are responsible for their keys and garage door openers. If keys are lost, Tenant will be charged for cost of replacement of keys or changing of locks. No additional locks may be installed on any door in the premises without the prior written consent of the Landlord (including re-keying of locks). Tenant agrees to return all keys, including original issues and any additional duplicates required during tenancy, to the at termination of tenancy. Tenant further agrees to pay a \$25.00 minimum charge for each key service required due to lock-out, lost keys, or for other causes. If a lock is forced and/or broken by a tenant(s) or their guest(s), Tenant will be charged also.
 10. LIABILITY: Tenants are reminded that the Landlord's insurance covers only the Landlord. In the case of fire, water damage, theft or other loss, the Landlord's insurance does not cover the Tenant or Tenant's possessions. Tenants are advised to obtain their own renter's insurance to cover their personal possessions and/or liability.
 11. LIGHT BULBS: Light bulbs shall be supplied to each apartment at the time the Tenant takes possession. Thereafter, the Tenant shall be responsible for the replacement and installation of all bulbs. At the time of vacating, Tenant is expected to have all light bulbs in working order.
 12. NOISE & CONDUCT: Tenants will show due regard for the comfort and enjoyment of other Tenants. Tenants will conduct themselves, and require their guests and visitors, to conduct themselves, in a manner that will not disturb other Tenants peaceful enjoyment of the premises. Violations of this noise policy should be reported to the Management Office at 513-861-2861. If multiple unresolved violations of this policy occur, Landlord may use this as grounds to terminate the Tenant's Lease/Rental Agreement .

13. PARKING/GARAGES: Landlord shall provide a garage for the Tenant as is stated in Tenant's Lease/Rental Agreement. Tenant agrees to maintain the interior of their garage space and provide their lock if needed.
14. PETS: No pets are allowed in town homes unless inspected and approved by the Landlord in writing. If Landlord agrees to allow a pet in the apartment, a separate pet deposit of \$200 will be required. Tenant further agrees to observe all rules and regulations regarding pets as outlined in the Pet Addendum of their Lease.
15. PLUMBING: Do not put grease, coffee grounds, or other foreign objects down sink drains. Do not put Kleenex, paper towels, rags, sanitary napkins, garbage or other foreign objects down toilet. The responsibility and cost for auguring/cleaning drains for any of the above reasons are the Tenants. A minimum charge of \$50 (or the cost of a plumbing company) will be charged by the Landlord for the above toilet/drain cleaning.
16. TRASH: Tenant agrees to adhere to all rules of trash collection as published by the Village of Mariemont. All trash cans and/or bags of refuse require stickers, obtainable at the Village Office, 6907 Wooster Pike (513-271-3246). Trash collection is Monday morning. Tenants are responsible for annual cost of waste removal.
17. UTILITIES: Tenant is responsible to apply for and put utilities in Tenant's name, by notifying Duke Energy and Cincinnati Water Works of the dates to start and stop service. Telephone and cable installation/service is also the responsibility of the Tenant.
18. WATERBEDS: No waterbeds are permitted under any condition.
19. WINDOW TREATMENTS: Where Landlord provides shades/blinds, Tenant agrees to maintain shades/blinds in clean and good working order. Where none are provided by Landlord, acceptable window treatments (curtains, shades or blinds) must be installed by Tenant within 30 days of occupancy.
20. YARDS: Landlord agrees to maintain the front yard of each townhouse. Tenant shall be responsible for upkeep of the fenced in area of the backyard, which includes cutting/trimming the grass.