

# Classic City apartments

## Building Rules 2015-2016

1. No unauthorized tenants in unit. No more than 2 tenants in –studio/1 bedroom Apt, 3 tenants in a 2 Bedroom Apt. Additional \$75 for roommate if allowed by zoning area.
2. No smoking is allowed inside the house/building. Smoking is permitted outside only. \$200 Fine.
3. No beer kegs are allowed on the property.
4. No parties are allowed on the property. 1st party call fine \$200, 2nd party call fine \$400 with possible eviction.
5. No firearms or weapons are allowed on the property.
6. Management strongly recommends and encourages all Residents to carry renter's insurance. Management is not liable or responsible under any circumstances if Residents' personal property is damaged or stolen.
7. Residents may not park or drive any type of motorized vehicle on the lawn. Residents must use designated parking spots.
8. Residents are responsible for buying and replacing light bulbs in the unit. The only exception is in units where the tenant cannot reach the bulb and maintenance has to come with a ladder. Management will provide light bulbs upon move-in only.
9. Ice machines in freezers may not be functioning due to plumbing. Management is not responsible for providing ice machines.
10. Absolutely NO propping of security doors at any building.
11. Residents must obey local noise ordinances. (Minneapolis quiet hours are Sunday through Thursday from 10:00 pm to 7:00 am and Friday and Saturday from midnight to 7:00 am.
12. Toilet paper is the only item to be flushed down toilets. Absolutely no tampons, paper towels, sanitary napkins, cleaning sponges, rags, or washcloths may be flushed, regardless of manufacturer's statements that a product is "flushable" or "biodegradable". Major toilet or main line back-up is to be reported immediately to Management. Any flushed item found by a plumber other than toilet paper will result in a charge to the Residents. The charge will be a minimum of \$50.00 and will increase based on the cost of the plumber service call.

13. Residents are responsible for keeping the exterior of the property free of Residents trash and debris. do NOT leave trash outside of dumpsters. Residents must use the provided cigarette butt disposal devices. Residents shall not throw cigarette butts in the grass. All newspapers, fliers, and junk mail must be discarded daily. Residents should not allow newspapers, fliers, and junk mail to accumulate on/in porches and entryways. Each time Management picks up Residents' trash/debris (including but not limited to newspapers, scattered recyclables, junk mail, fliers, and/or cigarette butts), Residents will be charged \$50.00.

14. Glass containers are not allowed on the exterior of the property.

15. Residents should use sand and salt as needed.

16. Residents may not keep animals or pets of any kind on the premises without the written consent of Management. Should Residents procure the written consent, resident agrees to clean up after their pets and animals. Litter boxes, aquariums, cages, etc. must be kept clean. Failure to clean up after their pets/animals and disruptions caused by pets/animals will result in removal of the pet/animal and/or eviction. Pet deposit, Veterinary records, shots, spayed/neutered, declawing if applicable is required. No dogs allowed except at 215 5th St NE. Certain breed restrictions apply.

17. Residents are permitted to paint previously painted interior walls of their units, colors have to be preapproved. No murals, anything not approved needs to be repainted back. Any other painting, such as cabinets, doors, trim, floors, or ceilings, must be authorized by Management in writing prior to painting. Any reimbursement for cost, need to be preapproved by management.

18. Residents shall not tamper with or disconnect any fire safety device, including but not limited to smoke detectors, fire extinguishers, and fire alarm systems. Residents will be liable for any property damage or physical injuries that result in situations where residents have tampered with fire safety devices. Residents will be charged for discharged fire extinguishers, intentionally wet false alarms, or damaged or missing smoke detectors or fire alarms at a starting rate of \$100.00 per item. Residents must make Management immediately aware of any non-working fire safety devices.

19. A resident has a right to call for police or emergency assistance in response to domestic abuse or any other conduct. If police respond to a call placed by non-resident for any of the following conduct:

1. Noise,
2. A party
3. drug use or excessive alcohol use,
4. underage drinking, and/or
5. any other disruptive conduct

Management will charge Residents whose conduct or whose guests conduct gave rise to the call \$200.00 for each call. No charge will be levied if the reason for or conduct giving rise to the call was domestic violence or a medical emergency.

20. Residents, Residents guests, and all other persons under Residents control shall not engage in criminal activity or in any act intended to facilitate criminal activity in or near the building. Residents, Residents' guests, and all other persons under Residents control shall not allow the building and nearby premises to be used for criminal activity. Residents, Residents guests, and all other persons under Residents' control shall not

engage in conduct in or near the building that jeopardizes the health, safety, or welfare of the Owner, Management, or other Residents or that damages the property of the Owner, Management, or other Residents. Threatening, intimidating, or assaultive behavior by a Resident directed to Management or to other Residents is prohibited. If you are living in a secured building, propping of doors is not allowed and could be a fine up to \$500.00 this is for the safety of all residents.

21. Building Rules are an attachment to the Lease. If any building rule conflicts with any term of the lease, the building rule will be controlling.

22. Violation of any of these building rules is a lease violation and a basis for eviction. Resident's failure to pay charges described in these building rules is also a lease violation and a basis for eviction.

23. Keys: If you lose your keys there will be charges to replace them of \$25 per apartment door/mailbox key, security door keys \$50. If you lock yourself out of your unit after 5:00pm during the week, weekends or holidays there will be a \$50 lockout fee.

24. Brownstone units 800, 806, 812 4th St SE Units: If your unit has the LCD TV included in your unit one tenant must provide insurance so if anything happens to TV such as stolen, broken, etc, it is covered.

25. Satellite Dishes are not allowed.

26. Subleasing instructions: Application Form, Sublease Forms need to be filled out properly with fees paid turned in prior to moving in, there can be no gaps in dates. You are responsible for all charges stated on original lease. Application/Sublease forms are located on our website at: [www.classiccityapartments.com](http://www.classiccityapartments.com). A copy of original lease will be given to sub leaser upon completion of sublease.

27. Move out charges, see attached Addendum A.

Residents have read the above rules and agree to follow them:

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Date