

LEASE ADDENDUM COMMUNITY POLICIES

In order to promote and maintain the community, and as a condition of residency, BRADLEY UNIVERSITY has established the following additional rules and regulations for all tenants. Adherence to these rules and regulations is essential for the comfort and convenience of all tenants.

Tenant shall be subject to a minimum of \$50 Administrative Fee / Community Fine (in addition to the cost of any repairs or remedies) for:

1. Allowing pets of any kind (except fish in tanks not larger than 10 gallons in capacity) in or about the premises.
2. Altering the condition of the apartment to include driving nails into walls or woodwork, applying wallpaper, changing the type or color of the paint, or attaching shelving or cabinets to the walls.
3. Installing lofts in the apartment. Bed risers are limited to commercial products with a maximum height of six inches.
4. Leaving any personal belongings (including lawn furniture) in the parking areas, public halls, sidewalks, lawn or other common areas. This includes leaving trash bags outside your door, in the common hallway, and in the stairwells.
5. Displaying any sign, advertisement or notice in the windows or inside or outside the premises.
6. Smoking in the hallways, apartments or common areas (**smoking is only allowed outside in designated areas**). No littering or obstructing the public halls or grounds.
7. Throwing or allowing anything to be thrown out of the windows or doors, or down the hallways of the buildings. *This includes cigarettes and smoking refuse.
8. Placing anything on the outer edges of the sills of windows or hanging items from the windows or placing aluminum foil or any such product over the windows. This includes personal window air conditioning units and window fans.
9. Shaking, sweeping, or cleaning any tablecloths, rugs, mops, or other articles in any of the public halls or from any of the windows, doors, or landings. *This includes dirt and debris from the kitchen floor.
10. Canvassing, soliciting, or peddling in the apartment community or distributing handbills, circulars, or advertisements. Posting flyers/items without our express written consent

11. Installing, erecting or utilizing exterior clotheslines within the apartment community or installing window shades other than those provided by the owner/agent.
12. Failing to comply with or allowing family or guests to not comply with posted rules for the parking areas.
13. Failing to keep your apartment in a neat, clean, good and sanitary condition.
14. Failing to keep doorways and hallways free of all trash, trash bags, containers, boxes, rubbish and personal belongings.
15. Creating a potential fire hazard to include allowing, using or storing propane, charcoal, or electric grills or other open flame devices (including portable heaters) on the premises, storing combustible materials, and tampering with, removing or discharging any fire extinguisher except when done in a fire emergency.
16. Violating the posted parking and traffic regulatory signs within the property.
17. Excessive or disruptive noise or the amplification of sound in a manner that disrupts or disturbs others.
18. No one under the age of 18 allowed in the common areas, without adult supervision at all times or playing in parking lots or other common areas not specifically designed for play.
19. Performing automobile repair or maintenance on the property. Vehicles with leaking fluids and/or oils must be removed or repaired off-site. Inoperable vehicles are not permitted to be stored on property.
20. Gathering of more than 12 people in any apartment without prior written approval of the property management team.
21. Possession or use of any type of fireworks, paintball guns, large knives, BB guns or bows and arrows.
22. Drinking or possession of alcohol while under the legal age or allowing underage persons to drink or possess alcohol in the apartment. No kegs of any kind are allowed in the apartment or the premises.
23. All persons in the apartment will be held responsible for their behavior/objects in that apartment or area. In addition, persons who are not observed participating in misbehavior or in possession of inappropriate items/objects, but are in the presence of a policy violation, can be held responsible. This is called implied consent. If a tenant is not present, he/she will be held responsible unless it can be clearly demonstrated that he/she had no knowledge of the violation.

24. You must not disconnect or intentionally damage a smoke detector or remove the battery without immediately replacing it with a working one. Removing sprinkler guards or closet shelving is not permissible. If you do not comply with this, you may be subject to damages, fines, civil penalties and attorneys' fees. **AFTER YOU MOVE IN, YOU ALONE ARE RESPONSIBLE FOR KEEPING THE SMOKE DETECTOR IN WORKING ORDER. WE ARE NOT.**

25. Hoverboards, scooters, etc cannot be ridden in the interior of the property. Landlord maintains the right to demand removal from apartments and/or property.

26. You shall not leave your guests on property unattended. You must be present for the duration of your guests stay on property. Apartment keys, fobs, garage door openers, university issued IDs are not to be given to another individual and should remain in the tenant issued possession for the duration of the lease.

27. Not participating in any mandatory fire or security drills.

28. You shall not install personal locks of any kind on any door or window inside or outside of your apartment.

29. If a tenant locks himself / herself out of the apartment and/or bedroom space more than once per semester, requiring the Landlord and/or Landlord's agents to open dwelling.

30. You shall be responsible for costs to repair or replace any portion of the cable and internet equipment that is damaged or missing, whether through act or negligence, by the Tenant, Tenant's guests, or invitees.

31. All persons in the apartment will be held responsible for clogged pipes and toilets in the event personal hygiene products or products labeled *flushable* or *biodegradable* other than traditional toilet paper is disposed of through sinks, toilets, or drains. Costs for repairs and outside vendors are the responsibility of the residents.

32. All persons in the apartment shall maintain basic heating and cooling settings within their assigned apartment. During the time when the National Weather Service predicts a **daily high of 35 degrees or lower** units must be turned on to HEAT and have a minimum setting of *Low Heat or 60 degrees*. During the time when the National Weather Service predicts a **daily high of 80 degrees or higher** units must be turned on COOL and have a minimum setting of *Low Cool or 65 degrees*. **Units found to be turned off during extreme heat or cold can carry an additional fine of \$75 per occurrence, in addition to any damages.**

Tenant shall be subject to Booting, Towing, and/or ticketing of Vehicle(s):

Parking rules and regulations are set forth by the Parking Department of Bradley University, located at Cashiers, 103 Swords Hall, and General Services, 100 Macmillan Hall. For additional information or questions regarding parking at St. James Apartments, including parking permits and citations, call [309-677-2227](tel:309-677-2227) or go to www.bradley.edu/parking

Tenant shall be subject to Eviction for:

1. Violation of any portion of the Lease pertaining to using, permitting, facilitating, or storing of illegal drugs or controlled substances.
2. Committing or participating in any act that is classified under Illinois General Statutes as a felony.
3. Any act of vandalism, malicious destruction, misuse or defacing of public or private property on or about the apartment complex.
4. Falsely reporting a fire or other emergency or falsely setting off a fire alarm.
5. Possession of firearms of any type on the apartment complex.
6. Disorderly conduct or intentionally creating a public disturbance on the property to include fighting or other violent behavior, creating the threat of imminent fighting or other violence, or engaging in disruptive behavior.
7. Allowing anyone other than an authorized tenant to occupy or store items in an apartment.
8. Repeat or frequent violation of any of the rules listed in this Addendum may also result in eviction proceedings.

Note: Proof of violations subject to eviction shall be based on a preponderance of the evidence, unless otherwise provided by law.

This Lease Addendum is incorporated into the Lease Agreement between the owner/agent and the Tenant.

By: _____
Resident Signature Date

By: _____
BRADLEY UNIVERSITY Agent Date