

CLERMONT

APARTMENT RULES AND REGULATIONS

1. ANY PERSON UNDER THE AGE OF TWENTY-ONE APPLYING FOR AN APARTMENT IS REQUIRED TO HAVE HIS/HER LEASE CO-SIGNED UNDER "GUARANTOR OF TENANT COVENANTS" BY A PARENT OR GUARDIAN.
2. BEFORE UNDERTAKING OCCUPANCY OF THE SAID PREMISES, I WILL SIGN THE LANDLORDS USUAL FORM OF TENANCY AGREEMENT, WHICH I HAVE READ AND UNDERSTOOD.
3. SHOULD THE APPLICANT DEFAULT IN SIGNING THE LEASE WITHIN FOUR (4) WORKING DAYS OF BEING NOTIFIED OF THE APPROVAL OF THE APPLICATION, POSSESSION OF THE PREMISES SHALL NOT BE GRANTED AND THE LESSOR MAY RETAIN THE ADVANCE PAYMENT IN ITS ENTIRETY AS THE ADMINISTRATIVE CHARGE FOR RESERVING THE PREMISES AND PROCESSING THE APPLICATION AND LEASE.
4. AFTER SIGNING THE LEASE, SHOULD THE LESSEE FAIL TO TAKE POSSESSION WITHIN FIVE (5) DAYS OF THE FIRST DAY OF THE TERM THEREOF, THE LESSOR MAY DEEM THE PREMISES TO HAVE BEEN ABANDONED AND IN ADDITION TO ALL OTHER RIGHTS RESERVED UNDER THE LEASE, MAY RETAIN ALL ADVANCE PAYMENTS.
5. THE LESSEE IS ADVISED TO SECURE INSURANCE COVERAGE AGAINST FIRE THEFT AND WATER DAMAGE TO FURNITURE AND PERSONAL BELONGINGS PLUS TENANTS LEGAL LIABILITY (I.E. COVERING WATERBEDS AND DAMAGE CAUSED BY TENANTS PET(S)).
6. THE LESSOR WILL PROVIDE ONE (1) PARKING SPACE FOR ONE (1) AUTOMOBILE ONLY, AND ANYONE PARKING ON PROPERTY MUST ABIDE BY THE CURRENT PARKING RULES & REGULATIONS. EXTRA PARKING SPACES ARE AVAILABLE AT A COST OF \$35.00 TO \$40.00 PER MONTH, PAYABLE IN ADVANCE FOR THE TERM OF THE LEASE.
7. NO PERSON(S) SHALL USE ANY OUTSIDE PARKING SPACE FOR ANY PURPOSE WHATSOEVER EXCEPT FOR PARKING THE VEHICLE ASSIGNED TO THAT PARKING SPACE (I.E. WASHING, OR REPAIRING ARE NOT TO BE DONE IN THE PARKING LOT).
8. NO PATCHING, PAINTING OR WALLPAPERING IS TO BE DONE BY THE TENANTS.
9. NO SATELLITE DISHES OR OTHER COMMUNICATION DEVICES SHALL BE PERMITTED.
10. NO BARBECUING OR ANY OPEN FIRE IS PERMITTED ON THE RENTED PREMISES BALCONIES OR ENVIRONS OF THE BUILDING.
11. DRYING OR AIRING OF CLOTHING OR BEDDING ON THE BALCONIES IS NOT PERMITTED.
12. NO STORAGE OF COAL, GASOLINE, OIL OR ANY OTHER COMBUSTIBLE MATERIAL OR OFFENSIVE GOODS, PROVISIONS OR MATERIAL SHALL BE KEPT ON THE PROPERTY.
13. NOTHING SHALL BE THROWN OUT OF WINDOWS, DOORS OR OVER THE BALCONIES OF THE BUILDING.
14. NO MOPS, BROOMS, DUSTERS, RAGS OR BEDDING SHALL BE SHAKEN OR BEATEN FROM ANY WINDOW, DOOR, OR BALCONY.
15. NO PETS OF ANY KIND (ANIMAL, BIRD OR REPTILE) SHALL BE BROUGHT INTO THE BUILDING OR KEPT THEREIN WITHOUT THE APPROVAL OF THE LANDLORD. VISITORS PETS ARE NOT PERMITTED ON THE PROPERTY.
16. THE LESSEE SHALL NOT OVERLOAD EXISTING ELECTRICAL CIRCUITS.

CLERMONT VENTURE CORPORATION

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17. NO NOISE OF ANY KIND WHICH MAY DISTURB THE COMFORT OF ANY OTHER OCCUPANT SHALL BE PERMITTED. NO NOISE SHALL BE PERSISTED AFTER A REQUEST TO DISCONTINUE HAS BEEN MADE BY THE LANDLORD OR HIS REPRESENTATIVES. THIS SHALL BE DEEMED TO INCLUDE THE PLAYING OF MUSICAL INSTRUMENTS, RADIOS, STEREOS, TELEVISIONS, AND ALL PARTIES DISORDERLY, OR OTHERWISE.
18. AS A MEANS OF CONVENIENCE, THE TENANT IS SUGGESTED TO SUPPLY POST DATED CHEQUES OR SIGN UP FOR AUTOMATIC WITHDRAWALS FOR THE TERM OF THE LEASE.
19. IF A CHEQUES OR AUTOMATIC WITHDRAWAL IS NOT HONORED AT OR BY THE TENANT'S BANK, AN ADDITIONAL AMOUNT OF \$50.00 OVER AND ABOVE THE MONTHLY RENT WILL BE CHARGED.
20. SHOULD A TENANT WISH TO ASSIGN/SUBLET THE SAID APARTMENT, A PROCESSING FEE OF \$150.00 MUST BE PAID TOGETHER WITH A SIGNED ASSIGNMENT/SUBLET AGREEMENT FORM. THIS FORM MUST BE OBTAINED FROM THE BUILDING SUPERINTENDENT OR BE BROUGHT TO THE CLERMONT OFFICE.
21. A LOCKOUT FEE OF \$25.00 WILL BE CHARGED IF REQUIRED. THE CHARGE SHALL INCREASE TO \$50.00 ON WEEKENDS OR HOLIDAYS.
22. A CHARGE OF \$50.00 SHALL BE PAID FOR EACH KEY NOT RETURNED TO THE LANDLORD.
23. UPON VACATING, THE TENANT SHALL LEAVE THE RENTED PREMISES FIT FOR IMMEDIATE OCCUPANCY BY THE NEW TENANT, CLEAN, UNDAMAGED, AND WITH ALL FURNITURE AND REFUSE REMOVED. THE APPLIANCES: STOVE AND REFRIGERATOR SHALL BE LEFT IMMACULATLY CLEAN INSIDE AND OUT. FAILURE TO LEAVE THE PREMISES READY FOR THE NEW TENANT WILL RESULT IN A CLEANING FEE IN ACCORDANCE WITH THE CONDITION OF THE PREMISES.

I AGREE AND UNDERSTAND ALL OF THE ABOVE RULES AND REGULATIONS

APPLICANT: _____ APPLICANT: _____

GUARANTOR: _____ GUARANTOR: _____

DATE: _____ WITNESS: _____

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