

1999 Properties, LLC

Paul Cooper
Manager
270-765-3654

P.O. Box 221
Hodgenville, KY 42748
1999properties@gmail.com
www.1999properties.com

Jim Shaw
Manager
502-664-0550

RULES

(In addition / supplement to the lease terms)

FAILURE TO FOLLOW ANY OF THE RULES IN THIS AGREEMENT COULD RESULT IN TERMINATION OF THE LEASE AGREEMENT AND EVICTION FROM THE PREMISES!!!

There is a property manager for the property (Paul Cooper) and problems, concerns, worries can be brought to his attention (270-765-3654 or email 1999properties@gmail.com). He will also mow the yard (where applicable) and conduct routine upkeep. He will be on site occasionally and watching and noting everything that goes on within the apartments, so any rowdy, unusual, discourteous, or dangerous behavior will be brought to my attention. To which I will handle accordingly.

- 1. TOBACCO/SMOKING** – Smoking is strictly prohibited inside the apartment by anyone (tenants, family, friends, etc). **FAILURE TO COMPLY TO THIS RULE WILL RESULT IN A LOSS OF THE ENTIRE SECURITY DEPOSIT ON THE FIRST OCCURRENCE AND COULD RESULT IN EVICTION FROM THE PROPERTY**
- 2. GARBAGE** – You are responsible for disposing of your garbage, including payment of service and moving to street to be collected (if applicable).
- 3. MUSIC ETC.** - All of us enjoy a little music from time to time, but as a general rule, your sound level to be decreased by 10PM and certainly by 11PM to be confined only to your own apartment. If there is ever a problem with excessive noise coming from another apartment, please call me! If there is ever a problem with excessive noise (or other disturbance) coming from another building or the street please call me.
- 4. CIGARETTE BUTTS AND OTHER LITTER** - Please help me make the apartments a nicer place to live by not throwing cigarette butts on our porches, yard, sidewalks or in our flower pots.
- 5. FUSES** - If you think you've blown a fuse, or have lost electricity for some reason, it may be one in your apartment. If a fuse is blown you will need to call me on my cell phone at 270-765-654. You can generally reach me by one of these numbers.
- 6. RENT** - Rent is due on the 25th. If it is not paid by the 26th, I'll probably give you a call to remind you. If it is not paid on the 28th there will be a late charge of \$25 (And \$10 up to 4 days afterwards). Please pay or have the mail postmarked on the 25th. You need to mail one rent check to:

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- 7. MAINTENANCE** - Please report any non-emergency maintenance items that need to be done in your apartment to me as soon as possible at 1999properties@gmail.com. If it's an emergency, please call me! I'm more than happy to take care of your maintenance items if I can. If I don't respond within a reasonable period of time, please remind me.
- 8. SECURITY DOOR** - THE FRONT / BACK DOOR SHALL REMAIN LOCKED AT ALL TIMES. PLEASE **DO NOT LEAVE UNLOCKED** FOR ANY REASON. IT IS NOT FAIR TO OTHER TENANTS IN THE BUILDING. We have this door locked for safety reasons, so please help us keep this area safe and secure.
- 9. SHOWERS** – Please do not remove the strainer from the tub drain. This building is old and so is the plumbing. The strainer keeps hair, etc from getting caught in the drains and clogging them. You can just wipe them clean after each shower. Please be sure to ALWAYS use the shower curtain on the backside of the shower. If a shower curtain is not used in the rear, you risk a leak to the apartment below or water damage to the linen closet or window seal.
- 10. TOILETS** - The plumbing in this building is old. Please help avoid drain clogs by not putting anything foreign into the toilet. That includes cigarette butts, Kleenex of any brand, Tampons, paper towels, etc. It would also be appreciated if you did not use the "1000 flushes", or any other brand, sanitizer/deodorizer that hangs on the side of the toilet bowl or inside the toilet tank. These cannot only get clogged in the toilet, but can be flushed and cause clogs in the pipes.
- 11. LAUNDRY ROOM / WASHER AND DRYER** – Please make sure that you take good care of the free laundry services provided for you (if applicable). Please make sure that you don't wash blankets, linens, shoes, etc that could damage the

Initials: _____

