

# BELMONT TENANT-LANDLORD RENTAL AGREEMENT

Spring / Summer 2024 Contract

Full Legal Name of Tenant: \_\_\_\_\_ Signing Date: \_\_\_\_\_  
*Please print clearly* *MM / DD / YYYY*

Landlord's Name: David E. Nagel	Landlord's Phone: (801) 375-6212
Landlord's Local Agent: Allison and Brady Furr (Managers)	Landlord's Email Address: management@belmontaptsprovo.com
Local Agent's Mailing Address: 195 East 600 North #22 Provo, UT 84606	Agent's Phone: (385) 240-5193

## 1. RENTAL AND PARKING ACCOMMODATIONS

The landlord will provide the following rental accommodations, commonly known as **Belmont Apartments** located at **195 East 600 N Provo, UT 84606 in Provo UT**.

Brief description of facility rented: Fully furnished apartment occupied by a maximum of 6.

Bedrooms rented: 3 per unit.

Landlord has a total of **33** off-street parking spaces.

## 2. TERM OF CONTRACT

Occupancy shall begin on **27 April 2024** ("Commencement of Tenancy"), and shall terminate on the day **30 August 2024** ("Termination").

## 3. RENTAL RATE

Total rent for this period will be **\$640** payable according to the following schedule: **\$160** due and payable in advance on the 1st of each month.

## 4. LATE FEES

The rent is to be paid to the Manager at the following address: **195 East 600 North Apt. 22 Provo UT. 84606**.

If the tenant fails to pay rent in full no less than 5 days after it is due, the tenant shall pay to the landlord a late fee of **\$15.00**, plus **\$5.00** for each additional day that the rent continues to be unpaid. Late fees shall not be exorbitant and must bear a reasonable relationship to actual damages suffered.

## 5. UTILITIES

The following services are provided by the landlord: gas, electricity, water, garbage, sewer, internet.

## 6. SECURITY DEPOSIT

The tenant will pay a security deposit to the landlord on the date of signing this contract. Upon the signing of this Agreement. The amount of the deposit shall be **\$300.00**, which shall not exceed two months' rent.

## 7. CONDITION OF PREMISES

- a. The tenant accepts the premises and any improvements as being in good order and repair, reasonable cleanliness included, unless otherwise indicated in writing, a copy of which must be submitted to the landlord within 48 hours of commencement of occupancy. The tenant shall return possession of the

premises to the landlord in the same condition as received, reasonable cleanliness included, reasonable wear and tear and damages by the elements excepted.

- b. IF RENTING SIGHT UNSEEN, i.e. Tenant has not had the opportunity to inspect the unit covered by this lease, then landlord warrants that the unit to be occupied by tenant will be in good, habitable condition and will conform to any model unit\* shown to the tenant in all material respects except as agreed. If the unit is not in good condition or does not conform to the model unit in some material respect, except as agreed to, the tenant may give written notice to the landlord that unless the deficiency is corrected within a specified reasonable time, the rental agreement will be void. If the landlord fails to correct the deficiency within the specified reasonable time, the tenant has no further obligation to this rental agreement and the landlord must return all monies previously paid to him by the tenant regardless of how denominated.\*(Model units are for show purposes. Assigned apartment units may have different flooring, paint color, furnishings and/or decor, but must contain appliances and furnishings in good working order in keeping with what was shown).

## 8. TERMS AND CONDITIONS OF AGREEMENT

Tenants and landlords agree to abide by applicable City, County, State, and Federal laws governing the rental relationship, this Agreement, and the rental property. No modifications of this Agreement may be made by strike-out or other writing except as provided herein. In addition to the terms and conditions of this Agreement, the landlord may establish, in writing, addenda and house rules covering, for example, check-in/check-out procedures, etc. Any additions to this Agreement, including the addenda, house rules, or procedures established by the landlord must be attached to this Agreement at the time of its signing and if the additions are in conflict with or supersede any part of this Agreement, they are invalid and unenforceable. In addition, written addenda and house rules that are unlawful, oppressive, unreasonable, or inequitable shall not be enforced in mediation, arbitration or by any court. All fees and nonrefundable portions of the deposit must have a clearly defined purpose and the amount stated in writing at the time of agreement and shall not be exorbitant but must bear a reasonable relationship to actual damages suffered or costs incurred. The landlord shall provide the tenant with copies of all rental agreements, addenda, house rules at the time of agreement/billing, and provide notice for any bills (including, but not limited to, late fees) at the time they are incurred, and shall provide an itemized receipt for any money paid at the time of payment. Secure access to the premises must be provided and maintained for each resident during tenancy.

## 9. RESIDENTIAL LIVING STANDARDS

I agree to comply with, and acknowledge the landlord's and my responsibility to maintain the Residential Living Standards as listed below (collectively referred to as "Residential Living Standards") and to help other tenants maintain the same. My violation of these standards shall be sufficient cause for eviction.

- a. Guests of the Opposite Sex: Visitors of the opposite sex are permitted in living rooms and kitchens, but not in bedrooms, or private hallways. The use of bathroom areas by members of the opposite sex is not appropriate unless emergency or civility dictate otherwise and then only if the safety, privacy, and sensitivity of other residents are not jeopardized. Visiting hours may begin after 9:00 a.m. and extend until 12:00 midnight. Friday night visiting hours may extend until 1:30 a.m. Landlords may establish a shorter visiting period if written notice is given to tenants.
- b. Conduct: All tenants and residents shall be required to conduct themselves in a manner consistent with the BYU Honor Code including living a chaste and virtuous life, being honest, obeying the law, abstaining from possessing, serving, or consuming alcoholic beverages, tobacco, tea, coffee, or harmful drugs on the premises. All guests must comply with the Residential Living Standards while on the premises. Tenants are expected to help their guests and other residents understand and fulfill their responsibility under the Residential Living Standards.
- c. Dress and Grooming Standards: All tenants of Contracted Housing are required to know the BYU dress and grooming standards and abide by them. (The standards expressed above apply to tenants at all times whether on or off campus.)

The landlord agrees to exercise reasonable effort to maintain and enforce the BYU Residential Living Standards by all tenants as defined above by pursuing any legal or equitable remedy. Landlord's failure to take reasonable steps to maintain and enforce these standards after actual or written notice of any violation which affects the

tenancy of the tenant from any source will constitute a material breach of this agreement and grounds for tenant to end the tenancy.

## 10. DISPUTE SETTLEMENT

When a landlord and a tenant fail to settle any controversy with respect to the rental facilities or to their rental Agreement(s) after making a good faith effort on their own, all such controversies shall be submitted to binding mediation/arbitration. Both parties agree to make a good faith effort to settle such controversy. If civil court action is pursued to enforce the terms of this Agreement, mediation agreement, or the arbitration award, the non-prevailing party agrees to pay all costs in connection therewith, including a reasonable attorney's fee.

## 11. STUDENT OBLIGATIONS

The tenant agrees to use the property as his or her personal residence. The tenant shall maintain the interior of the property in a reasonably clean and safe condition, use reasonable care in consumption of utilities and services furnished by the landlord, and avoid unreasonable noise or other disruption of the privacy and peaceful enjoyment of the premises by the landlord and other tenants. The tenant shall be responsible for any damage to the property beyond reasonable wear and tear by the tenant, members of the tenant's family, or persons invited on the property by the tenant. The tenant shall not make, or cause to be made, any alterations to the property or its contents without first obtaining the written consent of the landlord. The tenant agrees to notify the landlord in writing about any needed repairs or violations of the Residential Living Standards involving other residents.

## 12. REPAIRS AND MAINTENANCE

The landlord agrees to maintain, at landlord's expense, both the interior and exterior of the property and any provided furnishings & appliances in a safe, reasonably clean, and operable condition and comply with all applicable State, County, and City laws. The landlord shall respond promptly to an emergency, urgent problem, or critical repair on the property and work with due diligence to promptly complete the repairs or correct the problem. When there are non-critical problems on the property, the landlord shall respond in a reasonable time period and work with due diligence to correct the problem.

If repairs are needed, the tenant is responsible for immediately submitting a digital maintenance request form to the managers. They will attend to it as quickly as possible. All tenants in the unit may be charged for damages unless the responsible tenant is identified.

## 13. LIABILITY OF LANDLORD

The landlord shall be liable for any damages or losses to person or property caused by the landlord's own negligence or breach of rental agreement obligations. The landlord shall not be liable for any damages or losses to person or property caused by the tenant, other persons, the elements, fire, theft, or other catastrophes unless the same is due to the negligence of the landlord. The tenant is strongly advised to secure renters' insurance to protect his or her property from such occurrences.

## 14. DELAYED POSSESSION

If the landlord is unable to deliver possession of the premises at the commencement date of this Agreement, the tenant shall not be liable for any rent and may elect to terminate this Agreement at any time until possession is delivered. The landlord shall be liable for any damage caused thereby through the third day from the Commencement of Tenancy hereof, if possession is not delivered, or until the day the tenant terminates, whichever is earlier. This provision survives termination until damages are collected.

## 15. FIREARMS, WEAPONS, FIREWORKS, AND EXPLOSIVES

Unless prior written consent is received from the landlord and all other tenants in the dwelling, neither the tenant nor the landlord or its agent, if residing in the same dwelling as the tenant, may store, keep, or maintain on the premises any firearms, weapons, fireworks, or explosives, including knives (except reasonable cutlery), or other items which, in their intended use, are capable of inflicting serious personal injury.

## 16. ANIMALS

No pet(s) shall be kept on the premises.

## 17. GUESTS

The tenant may not have overnight guests without notice to and written consent of the landlord and of all other tenants in the dwelling. If consent is given, a single tenant shall have only overnight guests of the same sex as designated for the dwelling. The tenant having overnight guests will be charged a fee in the amount of a pro rata portion of the rent. All guests must comply with the BYU Honor Code and Residential Living Standards when on the premises.

## 18. PEACEFUL POSSESSION AND EXERCISE OF RIGHTS

The landlord shall ensure the quiet enjoyment and peaceful possession of the dwelling for the tenant and shall not unjustly evict the tenant. Neither party shall harass or retaliate against the other or against other tenants for the exercise of his or her rights under this Agreement and Utah law. All tenants living in rooms where computers, web cameras, and/or other image recording/transmitting devices exist should discuss with their roommates appropriate parameters for such equipment's use to provide appropriate privacy and comfort for all residents. If roommates are unable to agree on parameters, the Center for Peace and Conflict Resolution will attempt to mediate the concern.

## 19. RIGHT OF PRIVACY AND INSPECTION

Except in case of an emergency which threatens life or property, the landlord may not enter the property without consent of at least one of the residents or after at least 24 hours written notice as to the date and time of proposed entry. Such 24 hours written notice may be given to any legal-aged person in the rental unit or by posting a notice in a conspicuous place stating such intent to enter. The landlord may enter the property following 24 hours written notice as to the date and time of proposed entry only during reasonable hours and after knocking and only for the purpose of inspecting the premises, making necessary repairs or improvements, supplying necessary services, or showing the unit. Whenever the tenant asks the landlord to make repairs or provide agreed upon services, consent is deemed to have been given to the landlord to enter without a 24 hour notice but only to make the requested repairs and only after knocking and at reasonable hours. However, if the tenant gives any reasonable verbal or written objection to the landlord before entry, even when repairs have been requested, the landlord may not enter the property at that time. If the tenant's objection is not reasonable and the tenant refuses to allow the landlord lawful access, the landlord may terminate this contract and/or charge the tenant for damages, if any. The landlord and landlord's agents are responsible for losses of, or damage to, personal property of tenants due to negligence of landlord or landlord's agents who enter without tenant consent, or in violation of this paragraph.

## 20. TRANSFER OF STUDENTS

Unless circumstances warrant an immediate transfer, upon seven days written notice to the tenant, the landlord may transfer the tenant to an equally suitable apartment or room other than originally assigned for the purposes of consolidating tenants or other justifiable reasons. In all cases where the landlord transfers tenants for landlord's own purposes, the landlord agrees to pay nonrefundable utility hookup fees, if any, plus \$50 per person to cover other costs of moving. Such amounts shall be offered, at the tenant's option, either as an immediate payment to the tenant or as a credit toward the next money obligation due to the landlord from the tenant.

## 21. SECURITY DEPOSIT

Tenants shall not be required to pay a deposit exceeding two months' rent. The landlord may apply the security deposit to any of the following obligations of the tenant:

- a. Rent owed under the terms of this contract
- b. Damage to the property done by the tenant individually, or by persons invited on the property by the tenant, beyond reasonable wear and tear,

- c. Other fees provided for in this Agreement, and cleaning of the unit, unless reasonably cleaned by the tenant, reasonable wear and tear excepted.

The balance of any deposit and prepaid rent, if any, and a written itemization of any deductions from the deposit, and reasons therefore, shall be mailed to the tenant within 30 days after termination of the rental agreement. The tenant shall provide the landlord or designated agent a self addressed stamped envelope of the location where payment and notice may be made or mailed. If there is damage to the rented period shall be extended up to an additional 30 days. If the landlord in bad faith fails to provide the tenant the appropriate refund and statement within the applicable time period stated above, the tenant may recover the full deposit, a penalty of \$100 and court costs.

## 22. TERMINATION BEFORE COMMENCEMENT OF TENANCY

At any time not less than 90 days before the commencement date in paragraph 2 of this Agreement, either party may terminate this Agreement by giving written notice to the other party and paying a \$50.00 fee to be paid at the time notice of termination is given. When the tenant gives notice of termination, any prepaid rental and/or deposit monies owed by the landlord shall be refunded to the tenant within 30 days of the notice of termination. When the landlord gives notice of termination, any prepaid rental and/or deposit monies owed by the landlord shall be refunded to the tenant at the time notice of termination is given. If notice to terminate is given after the 90th day before the commencement date in paragraph 2 of this Agreement, the terminating party may terminate this Agreement only upon conditions set forth in this Agreement.

## 23. TERMINATION BY STUDENT OR AUTOMATIC TERMINATION

The Agreement may be automatically terminated, or terminated by the tenant, prior to its expiration, with all rental charges prorated through the last day of tenancy under the following circumstances and conditions:

- a. Death of the tenant.
- b. If the tenant moves due to the tenant's verified unforeseeable and unexpected: catastrophic loss, serious illness, or sudden high risk of serious illness based on the tenant's preexisting condition(s). In such instances, termination of the Agreement is in effect after the landlord receives acceptable verification. Tenant shall forfeit a security deposit.
- c. If the tenant leaves school due to a verified call into active military duty, the tenant may terminate further contractual obligation after five days written notice to the landlord as outlined in the ServiceMembers Civil Relief Act of 2003.
- d. If at any time during the term of the contract the tenant graduates from their university, receives a mission call and will enter the MTC, gets married, or is required to do an internship for graduation which necessitates leaving the area, the tenant may terminate with 120 days written notice and shall forfeit security deposit. A Tenant may be released seven days prior to the marriage day, if the 120-day notice has been met. Tenants must submit to the landlord a verification of their graduation, a copy of their mission call, a copy of the marriage certificate, or a verification of a required internship within 30 days after termination. After receiving the 120-day written notice and once the tenant moves, the landlord may at the end of any semester, re-let the rental space and thus relieve the tenant of any further obligation under this Agreement or continue to collect rents for the full duration of the 120 days. If the rental space is re-let, the tenant shall not forfeit the security deposit. The tenant's rent obligation continues 120 days from the date written notice is given to the landlord.
- e. After a tenant gives notice of his or her intent to vacate the property, if the tenant or landlord finds a suitable substitute tenant who executes a new rental Agreement with the landlord, the tenant may terminate without further contractual obligation. The last day of tenancy shall be the day before the substitute tenancy begins and the landlord shall not unreasonably decline to accept any suitable substitute tenant or aid the tenant in finding and renting the property to any suitable substitute tenant. The landlord may charge the tenant a reasonable fee for costs of early termination under this subsection provided such fee is agreed to in writing. If the tenant finds a suitable substitute tenant, which the landlord refuses to accept in a timely manner, the tenant may terminate without penalty or further contractual obligation. No subletting or assignment is permitted.
- f. After written notice from the tenant of any material, substantial, or continuing breach of this Agreement by the landlord or of a failure of the landlord to take reasonable steps to enforce the Residential Living

Standards and the landlord fails to correct the problem within a reasonable amount of time, the tenant may terminate without penalty or further contractual obligation upon written notice of termination, or, in the alternative if requested by the tenant, the tenant may receive a rebate in rent as determined in arbitration or a court of law.

## 24. TERMINATION BY LANDLORD

In any of the following instances the landlord may elect to terminate this lease, re-enter and take possession of the premises after notifying the tenant in writing pursuant to Utah Law:

- a. Failure of the tenant to make any payment required under this Agreement when due;
- b. When the cost of damages caused by the tenant or his or her invitees exceeds the amount of the security deposit;
- c. When the tenant causes any material, substantial, or continuing breach of this Agreement;
- d. When the tenant violates the Residential Living Standards, or is not eligible to live in University Contracted Housing as defined in the Certification of TenantStatus paragraph above; actions by the tenant do not cancel the contract, only tenancy; or
- e. When the tenant's conduct interferes with other residents' rights to peaceful enjoyment of the premises, recklessly endangers human life including self, or when the tenant assaults, harasses, disturbs the peace of, intentionally damages, defaces or destroys the property of, or threatens physical harm against other tenants, the landlord or its agent, or when the tenant suffers, permits, or maintains any nuisance, or any health or safety hazard on the premises.

The landlord shall re-enter and take possession under the terms of this lease only by lawful means pursuant to a court order or after the premises have been surrendered or abandoned by the tenant. The landlord shall not re-enter by means of force or seek to reclaim the premises by lockout, or termination of essential services. If the landlord re-enters the premises in accordance with this paragraph, or any other provisions authorizing forfeiture, the landlord shall use his or her best effort to re-rent the premises on reasonable terms and the tenant agrees to pay landlord any differences between rent agreed herein and rent collected from re-rental of the premises for the remaining term of this lease. If the tenant, without just cause, fails to comply with legal notices of eviction or court orders, the tenant agrees to pay all costs of eviction including legal penalties provided by law and a reasonable attorney's fee.

*Any successor to the owner's interest in the premises after the owner and tenant sign this contract shall be bound by the provisions of the contract.*

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Landlord or Agent

Date

Tenant

Date

DO NOT SIGN UNTIL YOU READ AND UNDERSTAND ALL THE TERMS AND CONDITIONS OF THIS CONTRACT,  
INCLUDING THE ATTACHED ADDENDUM

# HOUSE RULES ADDENDUM

The following rules are intended to help ensure a pleasant tenancy for all residents. Please read carefully, as this is part of your contract (see paragraph #8 above).

## 25. OFFICE

The manager's office is located in apartment #22. The office phone number is (385) 240-5193. Use the mail slot in the door to pay rent.

## 26. CHECK-INS

Submit your "Check-in inventory" sheets to the office within FIVE DAYS after checking in. This is for your protection. Damages found in the apartment when you leave will be checked against this list, and you will be charged for damages that are not noted on your "Check-in Inventory".

## 27. RENT

Rent is due on the 1st of each month and is late on the 6th. Make checks payable to BELMONT APTS. and put your name and apartment number on the check. A \$15 late fee will be charged on the 6th day of each month, \$20 on the 7th day, and \$25 on the 8th day (not to exceed \$25 total per month for rent past due). Three-day eviction notices will be issued on the 10th day. On the 30th day, mediation papers may be filed with the BYU Off-Campus Housing Office, as required by contractual agreement. If mediation and/or arbitration efforts fail, delinquent accounts may be sent to a collection agency and the tenant will pay reasonable collection fees. Bounced checks will be charged a \$20 fee and all applicable late rent fees will be applied. Tenants who have two bounced checks will be put on a "money-order only" basis. Any money received will be applied first to past due balances and charges, and then to current rents. All unpaid balances are subject to late fees.

## 28. UTILITIES

As a convenience to the tenants, the price for utilities is included in the rent. Therefore, Belmont asks everyone to share in conserving energy. Tenants are expected to keep the door and windows closed when the air conditioning or heating is on, and to turn off lights in unoccupied rooms. Apartments that do not comply with this policy will be charged their share of the higher cost of the utility bill. This comes to 1/22 of the total utility bill. Due to recent government regulations and/or contrived power shortages which may lead to increases in our utility rates, we reserve the right to increase your rent to help offset utility costs in the event of a rate increase of 10% or more from any utility company.

## 29. MAINTENANCE /CLEANING INSPECTION

Apartment cleaning checks will be held approximately once each month, or when the managers deem it necessary (maintenance inspections will also be held around the same time - notices will be given as to the exact dates for both). Each apartment will purchase their own cleaning supplies. Each tenant is responsible to do the cleaning assigned. There is a \$15 fee for each re-check, and a charge of \$20/ hour for any cleaning that does not pass inspection.

## 30. DOOR CODES

Each tenant is provided with a door code which they must not share with ANYONE or have visibly posted in the apartment. When batteries on the door lock begin to die, the lock will beep after it is used. Tenants are responsible for replacing the battery or notifying management as soon as this occurs. If you fail to do so and get locked out when the manager is not at the complex, you will be charged a \$25 fee for the manager to return, let you in, and replace the battery.

### 31. MAIL KEYS

Each apartment has only one mail key so please keep it in the apartment where everyone can use it. Be careful not to lose it or you will be charged \$20 for a replacement.

### 32. PARKING

The parking lot is located behind the building. It is for Belmont tenants only. All cars must be registered with the managers and tagged with a parking sticker. Cars not registered and tagged, or not parked in marked parking spaces, will be subject to impounding and towing. Cars parked in front of the garbage bin, blocking the main driveway, or in the manager's parking space will also be subject to immediate towing.

### 33. BIKES

Bikes should be stored in the bike racks that are located outside the laundry room, under the stairwells, and in the parking lot. Bikes are not to be taken in the apartments, parked on or chained to railings, walkways, gas meter, or the lawn. It's a \$1000 dollar fine from the state of Utah for chaining a bike to a gas meter.

### 34. MATTRESS COVERS

All tenants are required to pick up from the office or provide their own waterproof mattress cover at the time of check-in. Failure to comply will result in being charged for a new mattress.

### 35. INTERIOR MISC.

DO NOT put nails, tacks, pins, staples, or tape of any kind on the walls, ceilings or doors. If damage occurs, the tenant will be responsible for the cost of the repair. Use plastic tac and 3M command strips to hang posters and other items on walls. Tenants will be responsible for the damages caused by failure to remove 3M strips properly and/or failing to remove them from the wall before they expire. Do not take furniture out of the apartment. Do not put anything in the furnace closet - this is a fire hazard. Light bulbs are not to exceed 60 watts (hotter bulbs damage ceilings). Tenant agrees to show reasonable consideration of other tenants. This includes noise level of stereos, TVs, musical instruments, and cleanliness. A plunger has been placed in each apartment. Please use it !! If there isn't one, see the managers.

### 36. EXTERIOR MISC

To keep our buildings looking clean, please do not hang anything from the railings or posts. Keep walkways in front of the apartments cleared and clean. For safety concerns, all apartments are expected to keep their porch lights on all night. Belmont will provide replacement bulbs for these porch lights. Do not get on the roof for any reason. If you are caught on the roof, it will result in a \$50 fine and possible eviction.

### 37. REPAIRS

If repairs are needed, immediately submit a digital maintenance request form to the managers. They will attend to it as quickly as possible. See paragraph 12 above for further information about tenant and landlord responsibilities. All tenants in the unit may be charged for damages unless the responsible tenant is identified.

### 38. INTERNET

It is absolutely forbidden to install an unapproved wireless unit on the Belmont network. Downloading copyrighted material without expressed permission from the author is theft and is a violation of the BYU honor code.

### 39. CHANGING APTS

A \$15 moving fee will be charged to any tenant who moves to a different apartment. The tenant must have permission from the managers, and go through the regular check-out and check-in procedures from the old



apartment to the new. No fee will be charged if the tenant moves apartments or bedrooms at the end of the contract period.

#### 40. VACUUMS

Each apartment is furnished with a vacuum. Tenants will be responsible to maintain the vacuums and change the belts and bags when necessary. You can purchase belts and bags from the manager for a cost of \$1.50 each. Please report any problems with vacuums to managers immediately.

#### 41. WINDOW SCREENS

Do not remove screens because they will bend and you will be charged to replace the bent screen (approx. \$24).

#### 42. CHECK-OUT

Failure to properly check-out (which includes contacting the office for an appointment, obtaining a check-out sheet, and being present at the time of check-out) upon termination of the lease or when changing apartments will result in a \$25 deduction from the security deposit and a charge of \$15/hour for any cleaning that is necessary. Tenants who sell their contract before the end of the contract period will be charged an additional \$25 administrative fee.

#### 43. EVICTION

If a tenant is evicted, he/she is responsible for the payment of his/her contract until it is sold to a new tenant approved by Belmont. Approval will not be unreasonably withheld, (See paragraph #24 of the contract).

#### 44. GARBAGE

The Belmont garbage bin is located in the parking lot next to the shed. Help everyone to keep Belmont clean by not leaving garbage or other items on the walkways outside your door.

#### 45. LAUNDRY

Laundry room hours are from 9 am to 10 pm Mon.-Sat. Please respect these hours, and clean up after yourself. Do not overload the machines or leave clothes in the machines overnight.

#### 46. SMOKE DETECTORS AND FIRE EXTINGUISHERS

Each apartment is equipped with a smoke detector and a fire extinguisher for safety purposes. Each smoke detector has a 9-volt battery, which is tested during cleaning checks and at random. If the battery in the smoke detector is tampered with or removed, you will be fined \$100 and will face possible eviction. As well, if the fire extinguisher is tampered with or misused, you will face the same penalties.

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Landlord or Agent	Date	Tenant	Date
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DO NOT SIGN UNTIL YOU READ AND UNDERSTAND ALL THE TERMS AND CONDITIONS OF THIS CONTRACT