

**24919 Tulip Avenue, Loma Linda, CA 92354**  
**House Rules**

*Effective June 2023*

**Property Manager: All Under One LLC**  
**Property Manager Email: AllUnderLLC@gmail.com**  
**Property Manager Cell Phone: 909-770-9980**

To protect your comfort, safety, and enjoyment, and that of your co-tenants, guests and neighbors, All Under One, LLC ("Landlord") has adopted the following rules concerning your conduct while being a Tenant here. Landlord may assign a Property Manager for day-to-day management of the house. Property Manager or Landlord reserves the right to make changes or adopt additional rules. Failure to comply with the rules will constitute a material breach of this Agreement and may constitute a just cause for eviction plus incur fines of **\$100** per day (see below).

**Behavior and Noise**

1. All federal, state, county, city and personal laws shall be obeyed at all times.
2. Tenants shall not make or permit any noise, or engage in or permit any other conduct that disturbs or offends neighbors. Special consideration must be exercised before 8:00 AM and after 11:00 PM. Tenants must comply with the directions of the Property Manager and Property Manager's determination shall be final.
3. Tenant is responsible for ensuring that disturbing noises are not caused by Tenant or Tenant's guests.
4. Hosting any party with any illegal activity or any actions or formal complaints from neighbors or notifications from the Police Department may lead to Tenant's immediate eviction plus daily fines.
5. Radios, televisions, or other sound equipment should never be operated to the disturbance of neighbors.
6. Smoking by Tenant or Tenant's guests, are strictly prohibited in all areas of the house, building, shed and around the immediate area outside the property.
7. Residents are expected to cooperate with each other in resolution of any potential disputes, and are encouraged to clearly communicate in writing at least twice before involving the Property Manager. Tenant recognizes and agrees that it is unfair and impractical to demand that Property Manager take sides between them or use Property Manager's authority against one resident for the benefit of another. Therefore, Tenant agrees that under no circumstance will Property Manager be required to take any sort of action whatsoever as between Tenant and other residents or guests to resolve disputes, nor shall Property Manager be required to evict, or threaten to evict, any resident because of a dispute upon demand by Tenant, and Property Manager's failure to do so shall not give rise to a claim against Property Manager for breach of Tenant's quiet enjoyment or any other causes of action. Property Manager assumes NO financial responsibility with any disputes. Property Manager may enter the property at any time without notice for any observation and/or information gathering purposes or assessment of safety for others who could be involved during potential disputes.
8. Tenant is solely responsible for any illegal activities. Property Manager will not tolerate any abuse, neglect, or any illegal act to others even via the Internet. Tenant is responsible for any legal fees even for Property Manager that arise out of any illegal acts created by the Tenant.
9. Tenants will close and lock all gates, sliding glass doors, garage and front door whenever leaving the premises.
10. Tenants will try to resolve all issues by communicating via text to **909-770-9980**.

**Overnight Guests**

Tenant(s) may be allowed to have overnight houseguests for short stays only. Any guest staying more than **2 days** in any 2 month period will be considered a tenant, rather than a guest, and must be added in the lease agreement. Landlord may also increase the rent at any such time that a new tenant is added to the lease. Tenant(s) and guest(s) shall comply with these house rules and with any and all laws, ordinances, rules and orders of any and all governmental or quasi-governmental authorities affecting the cleanliness, use, occupancy and preservation of the Premises.

**Pets** Tenant is **not** allowed to have pets of any kind. Koi Pond in the backyard is for all to enjoy and maintain.

## **Parking**

1. Tenants can park in the streets overnight but not during the day. The City of Loma Linda issues two permits so it is first come, first serve basis.
2. Tenants can park in the driveway and in the boat enclosure/in front of the boat enclosure with the white tent. The City of Loma Linda requires parking permits for street parking during business hours.

## **Building Appearances**

1. No alteration that will affect the building's appearance, such as new window coverings, shall be permitted without Property Manager's permission.
2. No foil, signs, advertisements, posters or similar displays shall be affixed to any door, window, or exterior wall without the City of Loma Linda, County of San Bernardino, and Property Manager's permission.
3. Garbage cans, brooms, mops, cardboard boxes and similar articles are to be kept inside the room. Care shall be exercised that such articles are not stored in such a way as to create a fire or safety hazard.
4. Towels, rugs, clothing and other similar articles are not to be hung and visible from windows.

## **Keyless Entry**

1. Tenants will be given an access code for use on the keypad on the front door and their room. For security purposes, Tenant will **not** share keypad codes with **any** third party and/or guests for the appropriate rooms.
2. When leaving the house, Tenant agrees to lock all the doors and especially the front and/or side door. Be certain that the door is locked or notify Property Manager immediately if problems arise.
3. When entering the house (especially late at night), Tenant agrees to lock the front and/or side door after entering.
4. The Property Manager will only access Tenant's room in case of emergency or with Tenant's prior consent.
5. Tenants will respect other tenants' privacy and not enter any other room (even open doors) without permission.

## **Insurance**

Tenants are advised to carry sufficient insurance on personal property and to protect tenant's belongings from losses due to fire, flood, theft, personal injury or injury to others, or other casualty. Landlord will not be responsible for replacement of any items or for Tenant's losses.

If Tenant breaks any other Tenant's items or Landlord's appliances, equipment, devices, or household fixtures, (beyond normal wear and tear), Tenant agrees to replace or repair the broken item as soon as possible or be fined the charge of the repair or replacement cost.

## **Garbage**

1. Tenants are responsible for the general cleanliness and sanitation of all common areas, the building, surrounding areas outside, as well as the Tenant room and bathrooms. In order to preserve the appearance and cleanliness of the house, Tenants shall take care to prevent waste from dropping, spilling on floors and walkways when disposing of refuse.
2. Tenants shall be responsible for transporting ALL trash from the house / rooms to the appropriate trash bins outside.
3. Tenants shall sort trash according to local recycling programs.
4. Tenants shall be responsible for bringing garbage bins out to the street on every evening before regularly scheduled garbage pick-up day, and bring garbage bins back in the next evening. Curbside appeal is very important.

## **Deliveries/Mail**

Landlord is not responsible for the delivery, acceptance or receipt of, damage to or loss of, messages, packages, mail or other material left at entrances to the Building or elsewhere in the Building. Tenants will be responsible for all mail pickup from the mailbox outside. Please forward all mail upon departure and email or text a forwarding address to the Property Manager. If mail not addressed to Tenant is received, it shall be forwarded to the mail with

a note "Return to Sender, Moved" placed on the mail. Tenants shall be responsible to stop the US Postal Service after move-out. Only tenants can use the US Postal Service, all other mail will be returned or thrown away.

## **Floor Covering**

Tenants will be responsible to keep all hardwood and/or tile flooring from scratches and damages. For all rolling chairs directly on hardwood flooring, Landlord recommends a floor protector underneath any desk chair. Tenants will make best efforts to keep a chair on the floor protector. Clear plastic floor protector or large area rug shall be used for all rolling chairs or anything that would harm the hardwood floor. For all bathrooms, tiles can be slippery and require tenants to take measures for safety precautions. Tenants will be responsible to cover the tiles.

## **Room/Unit Care**

1. Tenant agrees to repair or fix anything under \$100.00 after inspection and provides codes to repairmen to enter the house. Any repairs above \$100 will be paid by the landlord, but must be approved in advance by the Property Manager before any work is done on the house unless in an emergency situation. Text or call Property Manager as needed.
2. Tenant agrees to maintain cleanliness by washing or cleaning walls, blinds, closets, tiles and hardwood floors with mild chemicals carefully to prevent any permanent damage to the property.
3. Tenant shall be responsible for any damage caused by the employment of any improper method or vendor and/or the cost of redoing the work or restoring damaged articles or property to the Property Manager's satisfaction, if the method applied or the vendor employed was unsatisfactory.
4. Tenants may not install air conditioners, ventilators or window screening devices without Property Manager's prior written approval.
5. Tenants shall restore the original condition prior to vacating the premises. Tenants shall be responsible for all costs involved in restoring to the original condition such repainting (\$550 per room ) / caulking (\$300 per bathroom) / floor restoration (\$480 per room) or fixing any damages. Plumbing issues due to tenant error will be fined \$800 per call. Limiting toilet paper use is encouraged. Caution in allowing hair down the shower shall be exercised by placing a drain protectant to catch the hair before going down the drain.
6. Any wall accessories such as coat hooks or nails may not be added without the prior written consent of the Property Manager. Once installed, they may **not** be removed even upon vacating the premises. Tenants will be responsible to repair any broken glass doors, windows prior to leaving. Tenants will be responsible for any holes on the walls, floors, baseboards, doors or other areas.

## **Wall Hangings**

Picture hangers employing a small nail/pin or adhesive picture hangers of any kind are prohibited. Tenant is responsible for the cost of any repairs or painting required as a result of the hanging of pictures or other objects.

## **Laundry Facilities**

1. Heavy articles like blankets are not allowed in the laundry machines or dryers.
2. Tenants must empty contents from laundry machines promptly when the cycle is complete.
3. Property Manager assumes no responsibility in the use of laundry equipment or for items lost, stolen or damaged therein. Laundry facilities are for the exclusive use of Tenant for their own clothing only.
4. Tenants are responsible for their **own supply** of laundry detergent and fabric softener sheets.
5. Prior to and after each use of the dryer, Tenant should **always clean the lint filter**.

## **Kitchen**

1. Tenants will be responsible to clean and maintain all items in the kitchen. Cleaning must include the hood above the range for any oil accumulation. Tenants will not place hot items directly on the countertop as this can result in burning the surface area resulting in discoloration.
2. Tenants will be responsible for any appliance that is broken due to the obvious mishandling, misuse, or abuse. Tenant will replace the appliance/supply immediately. Countertop heating element is extremely sensitive, replacing will involve replacing the entire countertop throughout the kitchen. Tenants will be responsible for this

cost if this breaks.

3. When cooking using the stove or oven, Tenant should turn on the hood above the oven to prevent cooking odors from filling the premises. Be careful of the smell of certain spices or strong scents and open the window for ventilation as well as running the hood fan while cooking at all times. Middle stove burners will be avoided due to potential crowding and fire hazard. This stove is a professional grade.
4. Landlord assumes no responsibility for Tenant's food stored in the refrigerator, freezer, or other storage areas. Tenant will be responsible to replace the water filter in the Thermador refrigerator as needed and at the end of this lease.
5. Dishwasher use: Prior to loading the dishwasher, Tenant agrees to throw away and rinse dishes in the sink/garbage disposal for large food particles, as they can cause drainage problems with the dishwasher. Tenants may use the dishwasher as a drying rack and leave the door open for ventilation as long as the tenant replaces used items to the proper location after it dries.
6. Garbage disposal can **not** grind seeds, nuts, coffee beans or anything hard. Please be careful with leftovers on plates as it shall be thrown away in the trash instead of being placed inside the sink.

### **Common Areas**

1. Tenants and/or guests are welcome to use common areas, including the kitchen, living room, and back yard.
2. Tenants are prohibited from using common areas as lodging for overnight guests.
3. Landlord assumes **no** responsibility for Tenant's belongings in the common areas.

### **Household Security/Safety PLEASE DO NOT SHARE CODES WITH ANYONE**

1. Front Door and Tenant's room will have a self-locking door with a keypad. Do **NOT** share this code with anyone else! Tenants should close doors to secure belongings. Landlord is not responsible for any loss or theft of any personal belongings.
2. Tenant assumes all risks, 100% liability and responsibility for any accidents on the premises including the driveway and sidewalk around the house. Landlord is not responsible for any tenant's guests.
3. Tenants should notify the Property Manager with current and updated Emergency Contact information.
4. Combination codes may be periodically changed by Property Manager whenever any compromising actions are made aware. Tenants are responsible for notifying the Property Manager if they suspect a breach in security.
5. For any emergencies, text or call Property Manager.

By signing the Standard Lease Agreement, you are agreeing to abide by all these "House Rules".