

# STANDARD FORM APARTMENT LEASE (FIXED TERM)

From the office of:  
Date **October 24, 2024**

Sovereign Apartments Inc., 23 Auburn Street, Framingham, MA 01701 (508) 872-1700

Lessor, hereby leases to Vinutan Naik and Rehashreet Vinutan Naik

Lessee, who hereby hires the

following premises, viz.: (Apartment) 05 at 53 Auburn Street Ext., Framingham, MA 01701 (consisting of)

4 1/2 Rooms and 1 Bath for the term of 11 months 7 days, beginning October 25, 2024

and terminating on September 30, 2024 The rent to be paid by the Lessee for the leased premises shall be as follows:

**RENT** A. The term rent shall be \$24,702.10 payable except as herein otherwise provided, in installments of \$2,199.00 on the **FIRST** day of every month, in advance, so long as this lease is enforced and effect:

**TENANT** B. The landlord is required to pay real estate taxes on the Landlord's property, which includes the Building as well as the land on which it is located. Real estate taxes are assessed on a fiscal year basis, and each fiscal year begins on July 1 and ends on the following June 30. The most recent tax bill received by the landlord was for the fiscal year ending June 30, 2024 but real estate taxes may be higher in the later fiscal years. If this happens, the Tenant will be required to pay 0.47 % of the increase. This payment, which is considered additional rent, will be prorated if this lease is not in effect throughout the entire fiscal year in which the tax increase occurs. The landlord will notify the Tenant of any tax increase, and will explain how the Tenant's share is to be paid. The Tenant share of any tax increase must always be in proportion to the relationship between (1) the apartment and (2) the whole of the real estate being taxed, namely the building and the land on which it is located. If the landlord obtains an abatement or refund of the real estate tax levied on the whole of the real estate, a proportionate share of the abatement or refund, less reasonable attorney's fees, if any, must be refunded to the Tenant.

C: Notwithstanding anything contained here and to the contrary, if the leased premises are or become subject to rent control laws or other laws regulating rents, the Lessee shall pay not more than the maximum rent allowed under such applicable rent control laws or other laws regulating rents.

D: If at any time after the date hereof the leased premises are or become subject to rent control laws or other laws regulating rents, and if the Lessor is, in accordance with such laws, at any time authorized or permitted to increase the rent for the leased premises, and if any time thereafter the Lessor gives written notice of his intention to implement such increase in whole or in part, then, in such event and not otherwise, the Lessee may terminate this lease by giving notice of his intention within 30 days after the Lessor's notice of implementation. If the Lessee gives such notice within 30 days, this lease shall terminate on the last day of the monthly rental period next after the date of such notice. If the Lessee does not give such notice within 30 days, then the rent shall be increased in accordance with the Lessor's notice of implementation commencing with the rent payment immediately following the expiration of said 30 day period, but in no event shall the rent exceed the \$2,249.00 per month during the term hereof.

## LESSOR AND LESSEE FURTHER COVENANT AND AGREE:

That during the term of this Lease and for such other and further period as the said Lessee shall occupy the said premises, all of the terms, covenants and conditions contained herein shall remain in full force and effect.

1. **MAINTENANCE** For maintenance, if other than Lessor, contact:  
Sovereign Apartments Inc., 23 Auburn Street, Framingham, MA 01701 Tel: (508) 872-1700.

2. **ADDITIONAL PROVISIONS** Lessee shall be responsible for legal costs and reasonable attorney fees incurred by Lessor in collecting any damages hereunder or in Obtaining possession of leased premises by Summary Process or other means.

3. **HEAT AND OTHER UTILITIES** The Lessee shall pay, as they become due, all bills for electricity and other utilities, whether they are used for furnishing heat or other purposes, that are furnished to the demised premises and presently separately metered. The Lessor agrees that he will furnish reasonably hot and cold water and reasonable heat (except to the extent that such water and heat are furnished through utilities metered to the demised premises as stated above) during the regular heating season, all in accordance with applicable laws, but the failure of the Lessor to provide any of the foregoing items to any specific degree, quantity, quality, or character due to any caused beyond the reasonable control of the Lessor, such as accident, restriction by City, State or Federal regulations, or during necessary repairs to the apparatus shall not (subject to applicable law) form a basis of any claim for damages against the Lessor

**TENANT:** This section governs utility payments. Be sure to discuss with the Lessor those payments which will be required of you for this apartment.

4. ATTACHED FORMS The forms, if any, attached hereto are incorporated herein by reference.
5. CARE OF PREMISES The Lessee shall not paint, decorate or otherwise embellish and/or change and shall not make nor suffer any additions or alterations to be made in or to the leased premises without the prior written consent of the Lessor, nor make nor suffer any strip or waste, nor suffer the heat or hot water to be wasted, and at the termination of this lease shall deliver up the leased premises and all property belonging to the Lessor in good, clean and tenantable order and condition, reasonable wear and tear excepted. No washing machine, air conditioning unit, space heater, clothes dryer, television or other aerials, or other like equipment shall be installed without the prior written consent of the Lessor. no water beds shall be permitted in the leased premises.
6. CLEANLINESS The Lessee shall maintain the leased premises in a clean condition. He shall not sweep, throw or dispose of, nor permit to be swept, thrown or disposed of, from the said premises nor from any doors, windows, balconies, porches or other parts of the said building or the land adjacent thereon, except in proper receptacles and except in accordance with the rules of the Lessor.
7. DEFINITIONS The words "Lessor" and "Lessee" are used herein shall include their respective heirs, executors, administrators, successors, representatives and assigns, agents and servants; and the words "he," "his," and "him" where applicable shall apply to the Lessor and Lessee regardless of sex, number, corporate entity, trust or other body. If more than one party signs as Lessee hereunder, the covenants, conditions and agreements herein of the Lessee shall be the joint and several obligations of each such party.
8. DELIVERY OF PREMISES In the event the Lessor is not able through no fault of his own to deliver the lease premises to the Lessee at the time called for herein, the rent shall be abated on a pro rata basis until such time as occupancy can be obtained, which abatement shall constitute full settlement of all damages caused by such delay, or the Lessor, at his election, shall be allowed reasonable time to deliver possession of the leased premises, and if he cannot deliver such possession within 30 days from the beginning of said term, either the Lessor or Lessee may then terminate this lease by giving written notice to the other and any payment made under this lease shall be forthwith refunded. Lessee hereby authorizes and empowers Lessor to institute proceedings to recover possession of the premises on behalf of and in the name of Lessee.
9. EMINENT DOMAIN If the leased premises, or any part thereof, or the whole or any part of the building of which they are a part, shall be taken for any purpose by exercise of the power of eminent domain or condemnation, or by action of the City or other authorities or shall receive any direct or consequential damages for which the Lessor or Lessee shall be entitled to compensation by reason of anything lawfully done in pursuance of any public authority after the execution hereof enduring said term or any extension or renewal thereof, then at the option of either the Lessor or the Lessee, this lease and said term shall terminate and such option may be exercised in the case of any such taking, not withstanding the entire interest of the Lessor and the Lessee may have been divested by such taking. Said option to terminate shall be executed by either the Lessor or the Lessee, by giving a written notice of exercise of such option to terminate in the manner described in section 17 of the this lease. Said option to terminate shall not be exercised by either party (A) earlier than the effective date of taking, nor (B) later than thirty (30) days after the effective date of taking. The mailing of the notice of exercise as set forth hereinabove shall be deemed to be the exercise of said option; and upon the giving of such notice, this lease shall be terminated as of the date of the taking, if this lease and said term are not so terminated, then in case of any such taking or destruction of or damage to the leased premises, rendering the same or any part thereof unfit for use and occupation, a just proportion of the rent hereinbefore reserved, according to the nature and extent of the damage to the leased premises, shall be suspended or abated until, in the case of such taking, what may remain of the Leased premises, shall be put in proper condition for use and occupation. The Lessee hereby assigns to the Lessor any and all claims and demands for damages on account of any such taking or for compensation for anything lawfully done in pursuance of any public authority, and covenants with the Lessor that the Lessee will from time to time execute and deliver to the Lessor such further instruments of assignment of any such claims and demands as the Lessor shall request, provided however that the Lessee does not assign to the Lessor any claim based upon Lessee's person property or other improvements installed by Lessee with Lessor's written permission.
10. FIRE, OTHER CASUALTY If the leased premises, or any part thereof, or the whole or a substantial part of the building of which they are a part, shall be destroyed or damaged by fire or other casualty after the execution hereof and during said term, or any extension or renewal thereof, then this Lease and said term shall terminate at the option of the Lessor by notice to the Lessee. If this lease and said term are not so terminated, then in case of any such destruction of or damage to the leased premises, or to the common areas of the building customarily used by the Lessee for access to and egress from the leased premises, rendering the same or any part thereof unfit for use and occupation, a just proportion of the rent hereinbefore reserved, according to the nature and extent of the damage to the leased premises, shall be suspended or abated until the leased premises shall have been put in proper condition for use and occupation. If the leased premises or such common areas have not been restored by the Lessor to substantially their former condition for use and occupancy within thirty days after the damage occurred, the Lessee may terminate this lease by giving notice to the Lessor within thirty days following the termination of the thirty day period within which the Lessor failed to restore. If either party gives notice of intention to terminate under this section, this lease shall terminate on the last day of the then-current monthly rental period.
11. DISTURBANCE, ILLEGAL USE Neither the Lessee nor his family, friends, relatives, invitees, visitors, agents or servants shall make or suffer any unlawful, noisy or other wise offensive use of the leased premises, nor commit or permit any nuisance to exist thereon, nor cause damage to the leased premises, nor create any substantial interference with the rights, comfort, safety or enjoyment of the Lessor or other occupants of the same or any other apartment, nor make any use whatsoever thereof than as and for a private residence. No articles shall be hung or shaken from the windows, doors, porches, balconies, or placed upon the exterior windowsills.
12. GOVERNMENTAL REGULATIONS The Lessor shall be obligated to fulfill all of the Lessor's obligations here under to the best of the Lessor's ability but the Lessee's obligations, covenants and agreements hereunder shall not (subject to applicable law) be affected, impaired or excused because the Lessor is unable to supply or is delayed in supplying any service or is unable to make or is delayed in making any repairs, additions, alterations or decorations, or is unable to supply or is delayed in supplying any equipment or fixtures, if Lessor is prevented or delayed from doing so because of any law or governmental action or any order, rule or regulation of any governmental agency, (other than those regulating rents) which is beyond the Lessor's reasonable control.
13. COMMON AREAS No receptacles, vehicles, baby carriages or other articles or obstructions shall be placed in the halls or other common areas or passageways.
14. INSURANCE Lessee understands and agrees that it shall be Lessee's own obligation to insure his personal property.
15. KEYS AND LOCKS Upon expiration or termination of the lease, the Lessee shall deliver the keys of the premises to the landlord. Delivery of keys by the Lessee to the Lessor, or to anyone on his behalf, shall not constitute a surrender or acceptance of surrender of the leased premises unless



so stipulated in writing by the Lessor. In the event that the exterior door lock or locks in the leased premises are not in normal working order at any time during the term hereof, and if the Lessee reports such condition to the Lessor, then and in that event, the Lessor shall, within a reasonable period of time following receipt of notice from the Lessee of such condition, repair or replace such lock or locks. Locks shall not be changed, altered or replaced nor shall new locks be added by the Lessee without the written permission of the Lessor. Any locks so permitted to be installed shall become the property of the Lessor and shall not be removed by the Lessee. The Lessee shall promptly give a duplicate key to any such changed, altered, replaced or new lock to the Lessor.

16. LOSS OR  
DAMAGE

The Lessee agrees to indemnify and save the Lessor harmless from all liability, loss or damage arising from any nuisance made or suffered on the leased premises by the Lessee, his family, friends, relatives, invitees, visitors, agents or servants or from any carelessness, neglect or improper conduct of any of such persons. All personal property in any part of the building within the control of the Lessee shall be at the sole risk of the Lessee. Subject to provisions of applicable law the Lessor shall not be liable for damage to or loss of property of any kind which may be lost or stolen, damaged or destroyed by fire, water, steam, defective refrigeration, elevators, or otherwise, while on the leased premises or in any storage space in the building or for any personal injury unless caused by the negligence of the Lessor.

17. NOTICES

Written notice from the Lessor to the Lessee shall be deemed to have been properly given if mailed by a registered or certified mail, postage prepaid, return receipt requested to the Lessee at the address of the leased premises or if delivered or left in or on any part thereof, provided that if so mailed, the receipt has been signed, or if so delivered or left, that such notice has been delivered to or left with, the Lessee or anyone expressly or impliedly authorized to receive messages for the Lessee, or by any adult who resides with the Lessee in the leased premises. Written notice from the Lessee to the Lessor shall be deemed to have been properly given if mailed by registered or certified mail, postage prepaid, return receipt requested, to the Lessor at his address set forth in the first paragraph of this lease, unless the Lessor shall have notified the Lessee of a change of the Lessor's address, in which case such notice shall be so sent to such changed address of the Lessor, provided that the receipt has been signed by the Lessor or anyone expressly or impliedly authorized to receive messages for the Lessor. Notwithstanding the foregoing, notice by either party to the other shall be deemed adequate if given in any other manner authorized by law.

18. OTHER  
REGULATIONS

The Lessee agrees to conform to such lawful rules and regulations which are reasonably related to the purpose and provisions of this lease, as shall from time to time be established by the Lessor in the future for the safety, care, cleanliness, or orderly conduct of the leased premises and the building of which they are a part, and for the benefit, safety, comfort and convenience of all the occupants of said building.

19. PARKING

Parking on the premises of the Lessor is prohibited unless written consent is given by the Lessor.

20. PETS

No dogs or other animals, birds or pets shall be kept in or upon the leased premises without the Lessor's written consent; and consent so given may be revoked at any time.

21. PLUMBING

The water closets, disposals, and waste pipes shall not be used for any purposes other than those for which they were constructed, nor shall any sweepings, rubbish, rags, or any other improper articles be thrown into the same; and any damage to the building caused by the misuse of such equipment shall be borne by the Lessee by whom or upon whose premises it shall have been caused, unless caused by the negligence of the Lessor, or by the negligence of an independent contractor employed by the Lessor.

22. REPAIRS

The Lessee agrees with the Lessor that, during this lease and for such further time as the Lessee shall hold the leased premises or any part thereof, the Lessee will at all times keep and maintain the leased premises and all equipment and fixtures therein or used therewith repaired, whole and of the same kind, quality and description and in such good repair, order and condition as the same are at the beginning of, or may be put in during the term or any extension or renewal thereof, reasonable wear and tear and damage by unavoidable casualty only excepted. The Lessor and the Lessee agree to comply with any responsibility which either may have under applicable law to perform repairs upon the leased premises. If Lessee fails within a reasonable time, or improperly makes such repairs, then and in any such event or events, the Lessor may (but shall not be obligated to) make such repairs and the Lessee shall reimburse the Lessor for the reasonable cost of such repairs in full, upon demand.

23. RIGHT OF  
ENTRY

The Lessor may enter upon the leased premises to make repairs thereto, to inspect the premises, or to show the premises to prospective tenants, purchasers, or mortgagees. The Lessor may also enter upon the said premises if same appear to have been abandoned by the Lessee or as otherwise permitted by law.

24. NON-  
PERFORMANCE  
OR BREACH  
BY LESSEE

If the Lessee shall fail to comply with any lawful term, condition, covenant, obligation, or agreement expressed herein or implied hereunder or if the Lessee shall be declared bankrupt, or insolvent according to law or if any assignment of the Lessee's property shall be made for the benefit of creditors, or if the premises appear to be abandoned then, and in any of the said cases and notwithstanding any license or waiver of any prior breach of any of the said terms, conditions, covenants, obligations, or agreements, the Lessor, without necessity or requirement of making any entry may (subject to the Lessee's rights under applicable law) terminate this lease by:

1. a seven (7) day written notice to the Lessee to vacate said leased premises in case of any breach except only for non-payment of rent, or
2. a fourteen (14) day written notice to the Lessee to vacate said leased premises upon the neglect or refusal of the Lessee to pay the rent as herein provided.

Any termination under this section shall be without prejudice to any remedies which might otherwise be used for arrears of rent or preceding breach of any of the said terms, conditions, covenants, obligations or agreements.

25. LESSEE'S  
COVENANTS  
IN EVENT OF  
TERMINATION

The Lessee covenants that in case of any termination of this lease, by reason of the default of the Lessee, then at the option of the Lessor;

- (A) the Lessee will forthwith pay to the Lessor any damages hereunder a sum equal to the amount by which the rent and other payments called for hereunder for the remainder of the term or any extension or renewal thereof exceed the fair rental value of said premises for the remainder of the term or any extension or renewal thereof; and
- (B) the Lessee covenants that he will furthermore indemnify the Lessor from and against any loss and damage sustained by reason of any termination caused by the default of, or the breach by, the Lessee. Lessor's damages hereunder shall include, but shall not be limited to any loss of rents; reasonable broker's commissions for the re-letting in order to re-let the same; and moving and storage charges incurred by Lessor in moving Lessee's belongings pursuant to eviction proceedings.

(C) At the option of Lessor, however, Lessor's cause of action under this article shall accrue when a new tenancy or lease term first commences subsequent to a termination under this lease, in which event Lessor's damages shall be limited to any and all damages sustained by him prior to said new tenancy or lease date.

Lessor shall also be entitled to any and all other remedies [provided by law. All rights and remedies are to be cumulative and not exclusive.

26. REMOVAL  
OF GOODS

Lessee further covenants and agrees that if Lessor shall remove Lessee's goods or effects, pursuant to the terms hereof or of any Court order, Lessor shall not be liable or responsible for any loss of or damage to Lessee's good or effects and the Lessor's act of so removing such goods or effects shall be deemed to be the act of and for the account of Lessee, provided, however, that if the Lessor removes the Lessee's goods and effects, he shall comply with all applicable laws, and shall exercise due care in the handling of such goods to the fullest practical extent under the circumstances.

27. NON-  
SURRENDER

Neither the vacating of the premises by Lessee, nor the delivery of keys to the Lessor shall be deemed a surrender or an acceptance of surrender of the leased premises, unless so stipulated in writing by Lessor.

28. SUBLETTING,  
NUMBER OF  
OCCUPANTS

The Lessee shall not assign nor underlet any part or the whole of the leased premises, nor shall permit the leased premises to be occupied for a period longer than a temporary visit by anyone except the individuals specifically named in the first paragraph of this lease, their spouses, and any children born to them during the term of this lease or any extension or renewal thereof without first obtaining on each occasion the assent in writing of the Lessor.

29. TRUSTEE

In the event that the Lessor is a trustee or a partnership, no such trustee nor any beneficiary nor any shareholder of said trust and no partner, General or Limited, of such partnership shall be personally liable to anyone under any term, condition, covenant, obligation, or agreement expressed herein or implied hereunder or for any claim of damage or cause at law or in equity arising out of the occupancy of said leased premises, the use or the maintenance of said building or its approaches and equipment.

30. WAIVER

The waiver of one breach of any term, condition, covenant, obligation, or agreement of this lease shall not be considered to be a waiver of that or any other term, condition, covenant, obligation, or agreement or of any subsequent breach thereof.

31. SEPARABILITY  
CLAUSE

If any provision of this lease or portion of such provision or the application thereof to any person or circumstances is held invalid, the remainder of the lease (or the remainder of such provision) and the application thereof to other persons or circumstances shall not be affected thereby.

32. COPY OF  
LEASE

The Lessor shall deliver a copy of this lease, duly executed by Lessor or his authorized agent, to the Lessee within thirty (30) days after a copy hereof, duly executed by the Lessee, has been delivered to the Lessor.

33. REPRISALS  
PROHIBITED

The Lessor acknowledges that provisions of applicable law forbid a landlord from threatening to take or taking reprisals against any tenant for seeking to assert his legal rights.

IN WITNESS WHEREOF, the said parties hereunto and to another instrument of like tenor, have set their hands and seals on the day and year first above written; and Lessee as an individual states under the pains and penalties of perjury that said Lessee is over the age of 18 years.

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Sovereign Apartments Inc.  
Lessor

Trustee or Agent

TENANT: SUBJECT TO APPLICABLE LAW, THE LANDLORD WILL PROVIDE INSURANCE FOR UP TO \$750.00 IN BENEFITS TO COVER THE ACTUAL COST OF RELOCATION OF THE TENANT IF DISPLACED BY FIRE OR DAMAGE RESULTING FROM FIRE.

TENANT: MAKE SURE TO RECEIVE A SIGNED COPY OF THIS LEASE.

In consideration of the execution of the within lease by the Lessor at the request of the undersigned and of one dollar paid to the undersigned by the Lessor, the undersigned hereby, jointly and severally guarantee to the Lessor, and the heirs, successors, and assigns of the Lessor, the punctual performance by the Lessee and the legal representatives, successors and assigns of the Lessee of all the terms, conditions, covenants, obligations and agreements in said lease on the Lessee or their part to be performed or observed, demand and notice of default being hereby waived. The undersigned waive all surety-ship defenses and defenses in the nature thereof and assent to any and all extensions and postponements of the time of payment and all other indulgences and forbearances which may be granted from time to time to the Lessee.

WITNESS the execution hereof under seal by the undersigned the day and year first written in said lease.

ADOPTED BY THE RENTAL HOUSING ASSOCIATION OF THE GREATER BOSTON REAL ESTATE BOARD

## THE FOLLOWING RULES ARE A PART OF YOUR LEASE

1. A Security Deposit (not to exceed one month's rent) is held in escrow until tenancy is terminated. This money is not to be used for rent but for any possible damages to the apartment.
2. There will be a \$25.00 service charge on checks returned by the bank for any reason. This service charge as well as the original payment must be in the form of a Certified Check or Money Orders only. No personal checks will be accepted for this transaction.
3. Anyone breaking a Lease must pay a \$350.00 Lease Break Fee. The Lease Break Fee is not to be considered a "buy-out" of your current lease. Should you need to terminate your lease, please contact the Rental Office to learn about the Lease Break Fee as well as the requirements to terminate your tenancy.
4. PLUMBING: Materials such as paper towels, disposable wipes of any kind, diapers, feminine hygiene products etc. do not disintegrate when flushed and get caught in the pipes further down the line which can cause backups in the building. Please dispose of these items in your regular trash to avoid being charged for the repair.  
  
No additional appliances may be brought into the apartment and tied to the water system.
5. DISPOSAL: Always run cold water when running the disposal, never run it dry. Do not throw coffee grounds, large bones, corn husks or aluminum foil down the disposal. If the disposal jams, push the reset button on the bottom of the unit from under the sink, keeping the cover on to prevent flying debris.
6. SHOWERS: Keep your shower curtain inside the tub or your shower doors closed completely during use. Water can seep through the flooring and cause leaks and damage to the apartments around you. Call the office immediately if the tub or base of your toilet needs re-caulking.
7. HEATING: Keep all windows closed when heat is on. Do not lower your thermostat below 60 degrees or the pipes will freeze. We may need to bleed the system in early winter. Please contact the office if needed.
8. CARPETING: There will be a charge for any stains, burns or other damage to your carpeting during your tenancy. See the Move Out Cleaning and Damage Charge List.
9. WALLS: Hanging of decorative items within your apartment is permitted but limited to the plaster surfaces only. Any damage resulting to doors, trim, laminate or ceramic surface will be the responsibility of the resident.
10. HALLWAYS: No bags of trash, baby carriages, bicycles, doormats, toys, shoes, boots, shovels or wet or dry mops etc are allowed in the hallways. If these items are left outside of your apartment we will remove them as trash.
11. LAUNDRY ROOMS AND STORAGE BINS: Laundry rooms cannot be used for storing personal items. Please place all of your personal belongings inside your storage bin, to avoid your personal belongings being disposed of. There is only one storage bin assigned per apartment. Under no circumstances can you use a bin that does not correspond with your apartment number, nor can you use more than one storage unit. Unauthorized use will result in the disposal of the items in an unauthorized bin. Your assigned storage bin number is the same number as your apartment number. Upon move out, you are responsible to remove all of your items from the storage bin along with the lock used during your tenancy. Storage Bins are offered at your own risk, the Landlord will accept no responsibility for damage to your stored items of any kind.
12. LOCKS / KEYS / LOCKOUTS: No night chains with locks are permitted. You can not change or alter the locks on any doors at any time. Should you have any problems with your locks or keys, we ask that you contact the Rental office immediately.  
  
We provide the service after hours of opening doors for residents who are locked out. However, since the Maintenance Staff have to be called out of their homes this is a service that payment is required to be made by the resident. The fee of \$50.00 is a gratuity charge for the staff as this is not deemed to be an emergency call for maintenance. Please pay the Maintenance staff member who comes to your aid at the time of the call.
13. WINDOWS / DOORS: No signs, wreaths, pictures, decorative items, etc. are allowed in the windows or doors of your apartment or the building.
14. AIR CONDITIONERS: The Landlord provides one (1) air conditioning unit for each apartment and we ask that you keep all windows closed and the vent knob remain in the "closed" position when in use.

Additional window A/C units are permitted in the bedrooms but, under no circumstance, should they be screwed, taped, nailed or affixed to any part of the walls or windows to avoid being charged for damaged items.



15. **DUMPSTERS:** Disposal containers are strategically located throughout the property for residents use. These containers are for household trash only, not furniture, mattresses, electronics etc. Should you need to dispose of any packing materials, you must break down and flatten all boxes before disposing of them in the dumpster.
16. **VEHICLES AND PARKING:** Management reserves the right to limit the amount of vehicles per apartment parked on the property, 1 person on the lease, 1 car only, 2 persons on the lease, maximum of 2 vehicles.

All vehicles must be registered with the Rental office, have a current Registration and a valid Inspection Sticker. Any unregistered vehicle will be towed at the owner's expense.

No vehicle repairs are to be done on the property.

Should the property offer Reserved Parking, please adhere to the following: Numbered and yellow lined parking spaces are Reserved Parking and have been assigned on a first come, first serve basis to our residents. Please do not park in any of these spaces unless assigned to you. Violator's will be towed at the owners expense. Should you be interested in Reserved Parking, please contact the Rental office to be added to the Waitlist.

Please remember to lock your vehicle and remove all valuable items such as GPS devices, laptops, tablets, checkbooks, money etc. from inside your vehicle and take them with you into your apartment.

17. **BALCONIES:** One (1) table and four (4) chairs are the maximum amount of items allowed on your balcony. Balconies are not to be used as storage for bicycles, bins etc. You may not attach anything to your balcony rails or walls. No outdoor cooking materials of any type are allowed on the balcony. Bird feeders are not allowed on the property.
18. **BUILDING ENTRIES:** Please pick up mail and packages from the building entries on a daily basis. Any items left in these areas pose a hazard to other residents. Should you be unable to pick up your mail from your mailbox for a extended period of time, you must contact the Post Office and request your mail be held at their location until such time as you can retrieve it.

No postings or solicitation of any kind will be permitted in the buildings or on the property.

No alterations of any kind may be made to the mailboxes.

19. **LITTERING:** Do not dispose of cigarette butts, food wrappers, drinking containers etc. on the grounds. This is not permitted and will be closely monitored and enforced. Violation will affect your tenancy.
20. An inspection of your apartment will be conducted in the last month of your tenancy.
21. Management reserves the right to change the rules as needed and deemed necessary.

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