



*Snow Garden Apartments, LLC*  
**LEASE HIGHLIGHTS**

This document highlights some important rules (some of which are set forth in the Lease, and some are not) in a more casual manner but they are important and if you fail to follow the rules, you may be fined and/or evicted. If there is any conflict between the Lease and these rules, the terms of the Lease govern. Please read and initial each item, indicating that you've read and understand it.

- 1) Rent must be paid on time. There is a 5 day grace period, after which you will be required to pay a \$50 late fee and an additional \$5 per day for every day thereafter until your balance is paid in full.
- 2) Illegally reproducing, downloading, uploading, streaming, or distributing any material for which you don't own the rights is prohibited (including but not limited to, TV shows, movies, music, books, and games). Activity on our network can be traced to specific device(s). Keep it legal.
- 3) While in the Premises or the Complex, use, intake, possession, distribution, or being under the influence of alcohol, tobacco, illegal drugs, pharmaceutical drugs for which you don't have a valid prescription, e-cigarettes, vape, and other such substances is prohibited.
- 4) We want all of you to live. Hazardous, dangerous, and flammable items and materials must be stored somewhere else (not on the Complex or the Premises), including but not limited to: explosives, gasoline, fireworks, firearms, AirSoft guns, barbecues, candles, and all else that involves an open flame. Don't bring 'em, store 'em, or use 'em on our property. Thanks.
- 5) Animals of any kind are not allowed unless they are assistance or service animals and only as set forth in the Lease. If your goldfish are in the form of very small crackers, we'll let it slide...
- 6) Wanna park your car here? Sweet! We'd love for you to! No more than one vehicle per tenant, and you must add your vehicle's information to your account on our website so we can quickly identify owners when needed.
- 7) So, here's the deal. Overnight guests of the opposite sex aren't allowed. Ever. And they can't go beyond the hallway door at any time, day or night. The curfew for all guests of the opposite sex to be out of your apartment is midnight on Sunday-Thursday and 1:00 AM on Friday and Saturday. Trust us, it keeps the drama WAY down.
- 8) Per city ordinance, no loud noise is permitted between 11:00 PM and 8:00 AM. That includes loud TV's, speakers, etc. Talk about a fun-killer, right? Everybody has different schedules, so please be respectful.
- 9) We know our buildings aren't perfect, but we prefer to make our own holes in walls, thank you very much. Tacks are tacky, nails are for coffins, and pins are for sewing. Pictures hooks have been installed for your convenience.
- 10) **Building E Residents:** Apartments are equipped with sprinklers on the ceiling that are very sensitive. Don't throw objects of any kind in your apartment. Refrain from touching the devices, unless Noah's your friend and you have keys to his ark. Don't hang anything from them or allow anything to hit them-- they will break and you will be wet (and you will have to pay for damages).
- 11) Personal patio furniture is acceptable, but do not hang a hammock from the balcony railings or other structures (they might fall or break and so might you).
- 12) Tenants are responsible to pay, at the Complex price, the cost to repair or replace any property of Snow Garden Apartments damaged by Tenant or Tenant's guests. Snow Garden Apartments isn't responsible for damage to Tenant or other resident/guest's property in the Premises or the Complex. Tenant is recommended to secure renter's insurance.

Tenant may be warned, fined, and/or evicted immediately if any of the rules, whether listed here or otherwise, are broken.

**This document is for viewing purposes only. A version requiring Tenant's signature and initials will be supplied before moving in.**