



Attachment B.

Additional Residential Rental Rules & Regulations

PAYMENT OF RENT.

Note: PBPP Rules and stipulations for home plan approval requires a lease for a minimum of one hundred eighty days (6 months). This means, that if approved, you must stay at this residence for a minimum of 6 months.

- 1.) Acceptable forms of payment of Rent to Landlord shall be by personal check, money order, cashier's check, or cash. Payment shall be made to Landlord under the following name: Forgiven Ministries, Inc., Erie, PA.
 - a.) In the event that any payment by Tenant is returned for insufficient funds ("NSF") or if Tenant stops payment, Landlord may require in writing that Tenant pay Rent in cash for three months, and that all future Rent payments shall be remitted by Tenant to Landlord by money order or cashier's check.
 - b.) There will be a \$35.00 fee associated for each payment returned due to NSF.

USE OF PREMISES.

- 1.) The Premises shall be used and occupied jointly by Tenant along with one or two other individuals designated by Forgiven Ministries, Inc. exclusively, as a private single family dwelling.
- 2.) No part of the Premises shall be used at any time during the term of this Agreement by Tenant for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single family dwelling.
- 3.) Tenant shall not allow any other person, other than those tenants approved by Forgiven Ministries, Inc. to use or occupy the Premises without first obtaining Landlord's written consent to such use.
- 4.) Tenant shall comply 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.

UTILITIES.

With the exception of Water, Sewage, and Garbage services, Tenant shall be jointly responsible for arranging for and paying for all utility services required on the Premises.

MAINTENANCE, REPAIR & CLEANING; RULES.

Tenants will, at their sole expense, keep and maintain the Premises and appurtenances in good and sanitary condition and repair during the term of this Agreement and any renewal thereof. Without limiting the generality of the foregoing, Tenant shall:

- 1.) Not obstruct the driveways, sidewalks, courts, entry ways, stairs and/or halls, which shall be used for the purposes of ingress and egress only;
- 2.) Keep all windows, glass, window coverings, doors, locks and hardware in good, clean order and repair;
- 3.) Not obstruct or cover the windows or doors; Keep all air conditioning filters clean and free from dirt
- 4.) Not leave windows or doors in an open position during any inclement weather;
- 5.) Not hang any laundry, clothing, sheets, etc., from any window, rail, porch or balcony nor air or dry any of same within any yard area or space unless designated for such use by Forgiven Ministries, Inc.
- 6.) Not cause or permit any locks or hooks to be placed upon any door or window without the prior written consent of Landlord;
- 7.) The stove top, Oven, Counter Space and dishes used shall be cleaned after each individual use.

- 8.) Keep all lavatories, sinks, toilets, and all other water and plumbing apparatus in good order and repair and shall use same only for the purposes for which they were constructed. Tenant shall not allow any sweepings, rubbish, sand, rags, ashes or other substances to be thrown or deposited therein. Any damage to any such apparatus and the cost of clearing stopped plumbing resulting from misuse shall be borne by Tenant;
- 9.) Tenants shall at all times maintain order in the Premises and at all places on the Premises, and shall not make or permit any loud or improper noises, or otherwise disturb other residents;
- 10.) Keep all radios, television sets, stereos, phonographs, etc., turned down to a level of sound that does not annoy or interfere with other residents;
- 11.) Deposit all trash, garbage, rubbish or refuse in the locations provided therefor and shall not allow any trash, garbage, rubbish or refuse to be deposited or permitted to stand on the exterior of any building or within the common elements;
- 12.) Abide by and be bound by any and all rules and regulations affecting the Premises or the common area appurtenant thereto which may be adopted or promulgated by Forgiven Ministries having control over them.
- 13.) Tenant(s) are not allowed to have any visitors in the residence nor on the property after 8:00 PM. unless approved by Parole Supervision Staff and / or Forgiven Ministries, Inc. (**Note:** Forgiven Ministries, Inc. will communicate this with PBPP Staff).
- 14.) Tenant(s) agree to share the responsibility for use and cleaning of common areas of residence which include; Kitchen, Bath, living room, hallway, stairway, yard, and driveway. Tenant will be exclusively responsible for their individual living quarters.

ANIMALS.

No animal, fowl, fish, reptile, and/or pet of any kind shall be kept on or about the premises, for any amount of time, without obtaining the prior written consent and meeting the requirements of Forgiven Ministries, Inc. Such consent if granted, shall be revocable at Forgiven Ministries, Inc.'s option upon giving a 30 day written notice. The only exception to this clause will be service related animals approved by Forgiven Ministries, Inc. and will be subject to a \$150.00 pet fee deposit.

INSURANCE:

Tenant acknowledges that Forgiven Ministries, Inc.'s insurance does not cover personal property damage caused by fire, theft, rain, war, acts of God, acts of others, and/or any other causes, nor shall Forgiven Ministries, Inc. be held liable for such losses. Tenant is hereby advised to obtain his own Renter's insurance policy to cover any personal losses and or liability.

NO WAIVER:

Forgiven Ministries, Inc.'s acceptance of rent with knowledge of any default by Tenant or waiver by Forgiven Ministries, Inc. of any breach of any term of this Agreement shall not constitute a waiver of subsequent breaches. Failure to require compliance or to exercise any right shall not be constituted as a waiver by that Forgiven Ministries, Inc. of said term, condition, and/or right, and shall not affect the validity or enforceability of any provision of this Agreement.

Tenant Signature

Dated this _____ day of _____ 20_____.

Forgiven Ministries, Inc. (Authorized Signature)