



A Property Management Company

**House Rules**  
**707 Olokele Avenue**  
Honolulu, Hawaii 96816

**PURPOSE:**

The primary purpose of these House Rules is to advise all occupants or tenants of the guidelines adopted by the Rental Department of Hawaii Realty Management (“HRM”) for the management of rental properties under its supervision.

**ENFORCEMENT:**

Failure to observe and comply with these House Rules will be grounds for termination of the Rental Agreement.

**OCCUPANCY:**

1. “Tenant” and “Occupant” are used interchangeably for the purpose of these House Rules.
2. Occupancy is limited to only those individuals listed on the Rental Application and/or the Rental Agreement.

**USE OF RENTAL PROPERTY:**

1. All rental units shall be used for residential purposes only, and no rental unit shall be used for any improper or offensive purposes or used as a tenement or rooming house or in connection with the carrying on of any trade or business.
2. Nothing shall be allowed, done or kept in any rental unit or the areas around the rental unit which would overload or impair the floors, walls or roofs thereof.
3. No awning, shades, venetian blinds, window guards, or radio or television antenna shall be attached to or hung from the exterior of the building or lanai or protruding through the walls, windows, or roof thereof, and no notice, advertisement, bill, poster, illumination or other sign shall be inscribed or posted on or about the rental unit and surrounding area.
4. The maintenance of rental unit interiors and exteriors is the responsibility of the individual tenants. It is the responsibility of the respective occupants to maintain their rental units in a clean and sanitary condition at all times. This responsibility extends to the exterior of the rental unit and includes, but is not limited to, the yard, carport, parking stall, windows, etc.
5. The side of all draperies or curtains installed by the tenant and placed against the windows or doors or openings facing toward the exterior of the rental unit shall be a neutral white in color to enhance the outward appearance of the rental unit.
6. No occupant shall use or permit to be brought into the rental unit or common areas, if any, anything deemed extra hazardous to life, limb or property, such as gasoline, kerosene, nathalene or other combustibles of like nature, nor any gun power, fireworks or other explosives.
7. No water beds or other water furniture are permitted in the rental unit.
8. Garments, rugs, mops or other objects shall not be dusted or shaken from windows or lanais, or cleaned by beating or sweeping on the lanais or any exterior part of the rental unit or project.
9. Water closets and other water apparatus shall not be used for any other purposes than those for which there were designed, nor shall any sweepings, rubbish, rags, or any other article be thrown into the same. Any damage resulting from misuse of any water closet or other apparatus in an apartment unit shall be repaired and paid for by the occupant of the rental unit.

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TENANT’S INITIALS & DATE

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LANDLORD’S INITIALS & DATE

10. Precautions should be taken against the clogging of drains with hair, soap, etc. Cost for clearing clogged drains due to these reasons shall be the cost of the tenant.
11. Cooking over an open flame (including but not limited to charcoal grills and hibachis) is not permissible on the lanais nor within the rental property. Cooking over an open flame will be limited to areas designated for such cooking, if any.
12. There is to be NO shooting of fire works of any type, at any time, in, from or around the rental unit.
13. The rental unit is not to be used for any unlawful purposes.

**PETS:**

1. No livestock, poultry, rabbits, dogs, cats, or other animals whatsoever shall be allowed or kept in any part of the rental unit.
2. Violations of the "no pets" rule will result in the occupant being instructed to (a) have the unit professionally fumigated, (b) have the carpets, if any, professionally cleaned and shampooed, and (c) have the drapes, if any, professionally dry cleaned.

**CHILDREN:**

Occupants shall be responsible for the conduct of their children and the children of their guests and visitors at all times, ensuring that their behavior is neither offensive to any neighbor of the rental unit or other occupants of the project, nor damaging to any portion of the rental unit or common elements, if any.

**GUEST & VISITORS:**

1. "Guests" and "Visitors" refer to individuals at the rental unit who are not listed as a tenant or occupant.
2. Guests are those individuals who do not remain at the rental unit overnight.
3. Visitors are those individuals who remain at the rental unit overnight or on a continuing basis.
4. Visitors are not permitted without prior written permission from the Hawaii Realty Management Corporation.
5. Visitors, when permitted, will be limited to a period of no longer than 7 days in any 12-month period. Visitors must be registered, in advance, and a surcharge may be assessed for each visitor by Hawaii Realty Management Corporation.

**NOISE:**

1. No resident shall make or permit any disturbing noises in the rental unit or on the common elements, if any, by himself, family, guests, visitors, employees, etc., nor do or permit anything to be done by such persons that will interfere with the rights, comforts, or conveniences of other residents or neighbors. All noises from whatever source shall be discriminately controlled, so same shall not disturb or annoy other residents or neighbors.
2. When guests are leaving at night, noise must be kept at a minimum.

**PARKING AREA:**

1. Only cars and other standard sized automotive vehicles will be allowed to park in parking areas. Large trucks, boats, etc., will not be permitted in parking area.
2. Parking is permitted to occupants only with assigned spaces. No repairs to automobiles or motorcycles permitted on the premises. No racing of motors, etc., is permitted.
3. Occupants may not hose wash automobiles, motorcycles, boats other vehicles, in the parking area.
4. The parking areas are not to be used for recreation.
5. Occupants are responsible for the cleanliness of their respective parking stalls, including the removal of any grease buildup.
6. No personal items such as lumber, furniture or crates shall be permitted nor stored in the parking area.

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- All cars parked in the parking area must be in operating condition with current vehicle license and safety stickers. Abandoned cars, junk cars or any vehicle not complying with the preceding will be towed away and disposed of at the occupant's expense.

**LANAIS:**

- Only small potted plants may be placed on private lanais. Porcelain or other suitable containers shall be placed under all flower pots. The watering of plants and the sweeping and mopping of lanais shall be accomplished in such a manner as not to create a nuisance to persons residing in adjacent or lower apartments or to persons on the grounds of the premises. Plants or other objects will not be permitted in the hallway or apartment doorways. Proper safety precautions must be taken so plants do not fall from your lanais.
- Lanais may be furnished appropriately with chairs, lounges, and small tables and kept in an orderly manner.
- Refrigerators and other articles not usually considered as normal lanai furniture will not be permitted on lanais. Lanais will not be used as storage areas for sports and play equipment (bicycles, surfboards, rafts, exercise items, etc.), nor surplus cartons, boxes or any other type of excess belongings.

**ENTRANCES:**

No shoes, slippers, etc. shall be allowed to remain in view at front entrances of rental units.

**GARBAGE:**

Garbage disposals are to be used for the disposal of wet, soft foods. If a garbage disposal is not present in your rental unit, wet foods should be carefully wrapped before discarded.

**RESPONSIBILITY FOR DAMAGE:**

The tenant shall be responsible for any damage or destruction, whether accidental or intentional, to the rental unit, the common elements or the limited common elements (if any) caused by the occupant, the occupant's children, guest or visitors.

**CHANGES OF HOUSE RULES**

These House Rules are subject to changes, additions and deletions by Hawaii Realty Management Corporation.

**AGREED AND ACCEPTED**

Signature	Print Name	Date
	SAMPLE	XX/XX/XXXX
Signature	Print Name	Date
		XX/XX/XXXX
Signature	Print Name	Date
		XX/XX/XXXX
Signature	Print Name	Date

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TENANT'S INITIALS & DATE

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LANDLORD'S INITIALS & DATE