

House Rules
3385 MAUNALOA AVENUE
Honolulu, Hawaii 96816

PURPOSE:

The purpose of these House Rules is to protect all tenants of 3385 Maunaloa Avenue from annoyance and nuisance caused by improper use of the rental unit and common elements, and to protect the reputation and desirability of the rental complex by providing maximum quiet and enjoyment. Failure to abide by these House Rules, in addition to the terms of the rental agreement and its addenda, may result in eviction or other penalties.

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 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 waterbeds 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 they 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.
10. Precautions should be taken against the clogging of drains with hair, soap, etc. Tenant is responsible for the repair of any stoppage in plumbing fixtures or lines, including the costs thereof.
11. Cooking over an open flame (including but not limited to charcoal grills and hibachis) is not permissible on the lanais or on the common areas of the rental property.

12. No window air conditioner shall be installed unless the design is approved by the Landlord.
13. There is to be NO shooting of fire works of any type, at any time, in, from or around the rental unit and the common elements of the property.
14. The rental unit is not to be used for any unlawful purposes.

PERSONAL PROPERTY:

Personal property of the tenant shall be tenant's sole responsibility and is excluded from the Landlord's insurance policy. Tenant should consider obtaining renter's insurance for tenant's personal property.

PETS:

1. No livestock, poultry, rabbits, dogs, cats, or other animals whatsoever shall be allowed or kept in any part of the rental unit. No "visiting" pet of any kind is allowed.
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, all at the tenants cost. If tenant fails to follow these instructions, Landlord is authorized to perform the remedial work and chargeback the costs to the tenant.
3. **EXCEPTION:** If property owner elects to permit a tenant to keep a pet, said permission shall be subject to the following terms and conditions:
 - Tenant must submit a written request for permission to have a pet,
 - Tenant must described the pet in detail,
 - Tenant must provide a current photo of pet,
 - Tenant must agree to obtain liability insurance specifically stating that the acts of the pet are covered and naming the Landlord and Hawaii Realty Management Corp as additional insured.

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. No one shall play in parking areas.

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 or on a continuing basis.
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 Landlord.

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 it 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.
7. 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.

YARD AREAS:

1. Unless indicated otherwise in the Rental Agreement and Addenda, Tenant is responsible for the maintenance of the yard area, if any.
2. Yard areas are to be kept clean and free of leaves, weeds and other debris.
3. Yard areas are to be properly watered.
4. If tenant fails to properly maintain yard areas, Landlord may hire a yard service company and chargeback tenant for the cost of the yard maintenance service.
5. Yard areas shall not be use for storage of tenants personal belongs.

COMMON AREAS:

1. No tenant shall place, store or maintain in the stairways, walkways, planter areas or any common areas, any furniture, packages or objects of any kind. Nothing is to obstruct transit or give an appearance of a nuisance.
2. No tenant shall decorate or landscape any entrance or walkway unless approved in writing by the Landlord.

ENTRANCES:

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

GARBAGE AND REFUSE:

1. 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.
2. All refuse shall be deposited in locations in containers designated for such purpose. Tenant shall be responsible for taking out and bring in of trash containers. Tenant shall be responsible for maintaining trash containers in a clean and undamaged condition.
3. Trash containers shall be kept in the designated location.

SOLICITATION/CANVASSING:

No solicitation or canvassing will be allowed in the complex at any time.

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.

AGREED AND ACCEPTED

SAMPLE

Signature	Print Name	Date
Signature	Print Name	Date
Signature	Print Name	Date
Signature	Print Name	Date