

# **House Rules**

**1730C WAIOLA**

Honolulu, HI 96826

## **PURPOSE:**

The purpose of these House Rules is to protect all tenants of 1730C Waiola St., Honolulu, HI 96826 from annoyance and nuisance caused by improper use of the rental property and to protect the reputation and desirability of the rental property by providing maximum quiet and enjoyment to neighboring properties and the neighborhood. 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. The rental property shall be used for residential purposes only, and no rental property 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 property or the areas around the rental property, 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 property and surrounding area.
4. The maintenance of rental property interiors and exteriors is the responsibility of the tenant. It is the responsibility of the respective occupants to maintain their rental property in a clean and sanitary condition at all times. This responsibility extends to the exterior of the rental property 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 property shall be a neutral white in color to enhance the outward appearance of the rental property.
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, naphthalene 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 property.
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 property or project.
9. Toilets and other plumbing 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 toilet or other plumbing apparatus in an apartment unit shall be repaired and paid for by the occupant of the rental property.
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 in or on the rental property. (This does not apply to any owner installed gas range/oven appliance.)
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 property and the common elements of the property.
14. The rental property 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 property. 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.

**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 property or other occupants of the project, nor damaging to any portion of the rental property or common elements, if any. No one shall play in parking areas.

**GUEST & VISITORS:**

1. "Guests" and "Visitors" refer to individuals at the rental property who are not listed as a tenant or occupant.
2. Guests are those individuals who do not remain at the rental property overnight or on a continuing basis.
3. Visitors are those individuals who remain at the rental property 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 property 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.

**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 property.

**COMMON AREAS:**

~~Tenant shall not store, nor allow to be stored, any items on the common areas.~~

**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 property, wet foods should be carefully wrapped and placed in a plastic bag and tied tightly before being 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 property, 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**

**XX/XX/XXXX**

Signature	Print Name	Date
<b>SAMPLE</b>		
Signature	Print Name	Date

Signature

Print Name

Date

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Signature

Print Name

Date