

# THE **4SHO** METHOD™

## **Property House Rules, Regulations, and Occupancy** **Conduct**

**These rules are house rules and apply to all tenants. Breaking any of the House Rules will result in immediate termination of the lease.**

### **1. GENERAL**

- Conflicts must be resolved amongst TENANTS. Contact the house lead and/or OWNER if necessary. Call 314-444-5555 for NON-Emergency issues. Avoid turning your home into a nuisance property. See Section 5. NOTICES - PUBLIC NUISANCE. Call 911 ONLY for extreme emergencies only.
- Maintain the cleanliness of your own room and the common areas and recycle items as often as possible.
- Turn off lights, when not in use (when utility bills increase, so does rent). Please do not put any foreign objects in the toilet. Don't leave candles burning or heaters on and plugged in when not in use.
- Cigarettes are allowed, but only in the designated smoking area.
- Tampering with the cameras, room or door locks, router/modem, thermostat, or smoking anywhere but the designated smoking area inside the house is prohibited.

### **2. SECURITY**

Security cameras are placed on and around the property. These cameras are for your safety and to ensure everyone is following the rules. Anyone tampering with or manipulating these security measures to benefit themselves will be in breach of the lease.

### **3. Violating Laws and Causing Disturbances**

Tenants are entitled to quiet enjoyment of the premises. Tenant and guests or invitees will not use the premises or adjacent areas in such a way as to: (1) violate any law or ordinance, including laws prohibiting the use, possession, or sale of illegal drugs; (2) commit waste (severe property damage); or (3) create a nuisance by annoying, disturbing, inconveniencing, or interfering with the quiet enjoyment and peace and quiet of any other tenant or nearby resident.

### **4. DRUG-FREE HOUSING**

OWNER and TENANT agree as follows:

- TENANT, any member of the TENANT's household, or a guest or other person

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under the TENANT's control shall not engage in criminal activity, including drug-related criminal activity, on or near property premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in section 102 of the Controlled Substance Act (21 U.S.C. 802)).

- TENANT, any member of the TENANT's household, or a guest or other person under the TENANT's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near property premises.
- TENANT or members of the household will not permit the dwelling unit to be used for, or to facilitate, criminal activity, including drug-related criminal activity; regardless of whether the individual is engaging in such activity is a member of the household or a guest.
- TENANT or member of the household will not engage in the manufacture, sale, or distribution of illegal drugs at any location, whether on or near property premises or otherwise.
- TENANT, any member of the TENANT's household, or a guest or other person under the resident's control shall not engage in acts of violence or threats of violence, including, but not limited to, the unlawful discharge of firearms, on or near property premises. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF TENANCY.** A single violation of any of these provisions shall be deemed a serious violation and a material noncompliance with the Lease. It is understood and agreed that a single violation shall be good cause for termination of the Lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.

## 5. NOTICES - PUBLIC NUISANCE

The City of St. Louis has passed a public nuisance ordinance which exists as an effort to aid in stabilizing communities within the City of St. Louis, by establishing a procedure for the abatement of public nuisances on occupied residential and commercial properties. By definition, a nuisance is defined by this ordinance as "a continuing act or physical condition which is made, permitted, allowed or continued by any person or legal entity, their agents or servants or any person or legal entity who aids therein which is detrimental to the safety, welfare or convenience of the inhabitants of the City or a part thereof, or any act or condition so designated by statute or ordinance".

Date \_\_\_\_\_

TENANT \_\_\_\_\_

Signature \_\_\_\_\_

TENANT'S Initials \_\_\_\_\_