

## The Iliad Apartment Rules:

These rules may be amended by giving the tenant thirty {30} days written notice.

**Last updated August\_22\_2006**

Rent is due on or before the first of each month. A \$15.00 fee late will be charged on rents not paid by the fifth of the month, plus \$1.00 a day thereafter until rent is paid. Checks returned to us NSF from the bank will be subject to a \$30.00 charge as well as a late fee which will be calculated to the day your funds are received by management.

Report immediately any needed repairs to the management, preferably in writing, dated and signed, and granting permission and a convenient time to enter the unit. No credit will be given for repairs made by tenants. Any repairs or services required due to tenant or a tenant's guest's neglect or misuse will be charged to the tenant.

NO ELECTRONIC EQUIPMENT DUMPING = CRT monitors, VCR/CD/DVD PLAYERS TV, CELL PHONE  
More information can be found here: <http://www.seattle.gov/util/Services/Recycling/LookupTool/index.htm>

Recycling has become mandatory in the city of Seattle. In an effort to avoid fines we need to keep recyclable material out of the garbage dumpsters. In addition to not putting recyclable material in the dumpster, tenants must recycle properly. Recycling instructions are provided to tenants upon move in. Instructions are also on the top of the recycle carts. A hard copy of the recycling instructions is available upon request. More info about recycling is provided at the city of Seattle website: [www.cityofseattle.net/util/](http://www.cityofseattle.net/util/) OR [www.seattle.gov](http://www.seattle.gov) PHONE: 206.684.7665

All garbage must be put in the dumpsters. The dumpster lids must be able to close. Do not leave beds or furniture or any other items in the dumpster room or anywhere on the Iliad property. There will be a \$100 fee per item.

Apartments must be maintained in a sanitary manner; you must not allow mold or mildew to visibly grow on or around any part of the apartment. You must contain offensive odors to your apartment. Garbage must not be allowed to accumulate. If you need help, we can provide professional strength cleaning supplies and or advice.

Do not let strangers into the building. Do not duplicate or give keys to any person who is not a legal tenant of the building. Units, storage units and or parking spaces may not be sub-let. Live-in guests are permitted, but limited to two weeks, after which they become tenants and their names must be added to the lease. Their tenancy is subject to approval through our normal rental application checking process.

No stickers or stick-on hangers are to be stuck on any surface. No contact paper. No signs or placards shall be posted in or about the premises, except on the bulletin board in the lobby. All notices should be dated. Any notice that is offensive will be removed. Keep windows and window sills clear, no other window coverings are permitted except the blinds provided.

Musical instruments, televisions, or any other device which can be operated at a high decibel level can be used at reasonable decibel levels between the hours of 7: AM to 10:00 PM {reasonable meaning other tenants is not being disturbed by the noise}. Vacuums, dishwashers, or any other loud decibel producing device should be used during this time as well. Do not have loud conversations late at night outside the building.

Kitchen & bathroom cabinets must remain hole free, no nails or anything that will harm the surface inside or out.

Parking spaces are for working cars only { No junk cars }. No live in vehicles are permitted on the property. No pets are allowed in the Iliad apartments or building except for service animals required to assist humans. No smoking anywhere in the Iliad building or on the Iliad property. You can smoke in your apartment.

Outside Key #s 2AA\_\_\_\_\_ 2AA\_\_\_\_\_ 2AA\_\_\_\_\_ 2AA\_\_\_\_\_ # of MAIL keys\_\_\_\_\_ # of APARTMENT keys\_\_\_\_\_

I have received\_\_\_\_\_keys for apartment # \_\_\_\_\_

Each key must be returned to the Iliad when moving out. For each key not returned there will be a \$100.00 fee.

Tenant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

By signing I agree to live by these rules and am acknowledging receipt of Seattle's Rental Agreement Regulation Ordinance and Information for Tenants Pamphlet or as an alternative, the URL that contains the same information.

[www.iliadapartments.com](http://www.iliadapartments.com) & OR <http://www.wa.gov/ago/consumer/it/>