

**ACADEMIC PROPERTIES, INC.**  
**TENANT RULES**

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1. Keep nothing in or around the Premises that is highly flammable, dangerous or substantially increases the danger of fire or injury.
2. **DO NOT** install on the Premises any heating units or antennae of any kind.
3. **DO NOT** affix or suspend any signs, advertisements, or notices upon or from any part of the Premises.
4. **DO NOT** drive nails or other devices into the walls or woodwork.
5. **DO NOT** refinish or shellac any wood floors and use only cleaning waxes of a water emulsion type.
6. **DO NOT** use any abrasive or harsh cleaning compounds or solvents on any asphalt tile floors.
7. **DO NOT** change any **LOCKS** or install any additional **LOCKS**.
8. **NO PETS ALLOWED** A fine of **\$250.00** will be charged if an animal is found in the Premises. The Tenant must **REMOVE** the animal immediately, as this constitutes a breaking of this Lease.
9. **NO** waterbeds or other furniture filled with a liquid substance shall be permitted in the Premises.
10. Keep all windows and doors closed during rain and snow.
11. Pay promptly all bills, if any, for Telephone, Gas, Electricity, Fuel, and other utility services to the Premises.
12. Lofts may be constructed only with prior written permission of Landlord and shall **NOT** be attached to any of the Premises.
13. Post-Dated Checks **WILL NOT BE ACCEPTED**.
14. **In the event of a Lockout, a fee of \$55.00 will be charged to the Tenant during normal business hours. After hours, a locksmith will be called and Tenant is responsible for all fees incurred. In the event of a lost key where Tenant requests a new lock, all expenses will be charged to the Tenant.**
15. Tenant is responsible for the actions of his / her invitees, visitors or licenses and is liable for any damage or theft they have caused.
16. Passages, public halls, stairways and landings shall not be obstructed or used for any purposes other than for ingress and egress from the building or the Premises. All personal possessions are to be kept in the Premises and are not to be stored in building basements. Any possessions left in the above said areas will be removed and stored by API for **30 Days** and a **\$75.00** fine will be issued to the Tenant.
17. Trash must be placed in plastic bags and deposited in trash containers outside the building. A **\$50.00** fine will be charged for violations of the trash rules.
18. Tenant must respect other tenants' and neighbors' right to quietly enjoy their property. Excessive noise after **10:00 PM** is not permitted. **\$65.00** fines will be imposed for noise violations and eviction proceedings may be started with recurring offenses.
19. Painting and papering of walls by permission of Landlord only.
20. Tenant shall vacuum rugs to prevent stains and ground-in dirt.
21. Landlord may put up "sale" or "rent" or "information" signs.
22. **NO** Commercial, inoperable, unlicensed or un-inspected vehicles are permitted on the Premises at any time.
23. **Tenant is reminded that the Landlord DOES NOT carry any type of insurance on Tenant possessions.**
24. The only occupants of the Premises are those **NAMED** in the attached Lease.
25. The Premises and all appliances must be cleaned upon **VACATING**. The apartment should be left in move-in condition, or the Tenant will incur cleaning charges.
26. **Tenant is responsible for the return of all keys. Should keys NOT be returned a \$150.00 FEE will be charged to the TENANT.**
27. All Keys should be returned to the office no later than **12 NOON** on your scheduled move out day.
28. All Tenants of **3601 Powelton Avenue** are required to maintain telephone service and to provide their number to Landlord, so that this number may be programmed into the building's intercom system, which is used to allow visitors access to your home. This must be a local phone number.
29. **NO** Tenant shall enter any unauthorized areas of the Premises (ex. Basements, Utility Rooms, Cable and Telecommunication Areas, Roof etc.), with the exception of Laundry Room Facilities. A fine of **\$65.00** will be issued to the Tenant for violations.
30. Anyone found propping open doors to any building will be fined **\$50.00**.
31. There are to be **NO KEGS of beer** of any kind in or on the Property at any time.
32. **ALL RENT is to be paid on time. Anyone that is 2 Months or more behind in rent, fines / eviction proceedings will be started.**
33. Academic Properties, Inc. is **NOT** responsible for any phone lines in or around the property. API suggests when setting up your phone service that you invest in a maintenance plan with your provider.
34. Any manipulation of fire alarms is strictly prohibited.
35. **NO** Tenant-owned heaters.
36. **API DOES NOT** sublet apartments. Should the tenant need to break his/her lease, he/she must inform the office. There is a fee of **\$200.00** and Tenant is responsible for finding a Drexel student or Drexel affiliate to take over the lease. You will be responsible for preparing the apartment for the new tenant as well. Until a new tenant can be found and signs a lease you will continue to make regular monthly rental payments.
37. **RULES / FEES SUBJECT TO CHANGE WITHOUT NOTICE.**

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TENANT

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DATE