

RENTAL POLICIES AND RULES

1. **Rent payments must be mailed in to Island View Properties, PO Box 456, Goleta, CA 93116. Do not postdate checks if you send them in early. We deposit checks as they are received and are not responsible for holding checks until the rent due date.** As per your lease agreement, a late fee will be assessed for payments received more than two days late. On the eighth day late, if we have not received your rent, a three-day notice to pay or quit will be posted. Please allow enough time to cover holidays, Sundays or wrong delivery – none of these will excuse a late payment. A check returned by the bank, for any reason, will incur a charge and late fees will be assessed.
2. Payments are to be made with one check. If we receive payments using multiple checks there is a fee for each separate check. If there is a problem with bounced checks we will require that the rent be paid with a cashier's check or money order.
3. Lessee will fill out, sign, date and return to Island View Properties (IVP) a **Condition Report** provided to you at move-in within **three days** of taking occupancy. Only one report is required per location and covers all Lessees at that premises. IVP will not be under any obligation to accept the Report or the conditions stated therein after the three days have passed.
4. Lessee will inspect and be satisfied that all drains flow freely upon move-in. **It is the Lessee's responsibility to maintain strainers in drains at all time.** Any plumbing blockage that occurs during lease term will be repaired at Lessee's expense. Lessee will not flush any products down the toilet other than toilet paper. Being careful of what goes down the garbage disposal and toilet will help prevent problems. **Lessee will promptly notify IVP of all situations concerning leaking water or requiring plumbing repairs (such as, but not limited to, "slow" draining, leaks, flooding, and dripping faucets.)**
5. Lessee shall have all utilities put in Lessee's name **as of the Lease start date.** A service charge, per utility bill received, shall be paid by Lessee to compensate for extra bookkeeping and administrative expenses caused by Lessee's failure to have such utilities put in Lessee's name by the Lease start date and for the entire lease term.
6. Maintenance/Repairs: All non-emergency repairs are to be reported in writing on the forms included in your move-in packet. These forms are also available on our website. Lessee shall report all serious problems requiring repair immediately to Island View Properties or assume full responsibility for any additional repair or damage whatsoever caused wholly or in part by such non-reporting of needed repair, **especially water leaks**, anywhere in the apartment. This includes but is not limited to fire, flooding, broken pipes, leaks, etc.
7. **THERE IS NO OUTDOOR STORAGE ALLOWED.** No sofas, upholstered chairs, dining chairs, wooden tables, lumber, game tables, car parts, coolers, signs, bar platforms, etc. may be stored around the exterior of the property. If any items are discovered they will be immediately hauled away and disposed of at the Lessee's expense. Storage of upholstered furniture outside is in direct violation of Santa Barbara County Code (SB Chapter 17.)
8. Any damage to the walls, including pinholes and tape residue, is not considered "normal wear and tear". Painting and repairs due to holes in the walls are often the largest deductions from security deposits. Please keep this in mind when you are thinking about hanging anything on your walls or from your ceilings.
9. Lessee agrees that **no pets** of any kind shall be permitted in or about the Premises. Any damage by pets to landscape, carpet, blinds or any other property located at Premises will be repaired by Lessor and Lessee will be responsible for all charges. "Visiting" pets are not permitted. Lessee will be charged for an inspection and a daily fee as per the lease agreement if a pet or evidence of a pet is found in or about the Premises. Additional charges for pest extermination will be assessed if a pet or evidence of a pet is found on the Premises, whether or not Lessee owns the pet.
10. No aquariums, terrariums, or fish tanks allowed on Premises.
11. Park only in the driveways, marked parking spots, or on the street. **DO NOT** park any vehicles on the lawns or yard. Do not leave bicycles or other objects in landscaping. Damages to landscaping, including broken or damaged trees, damaged lawn, broken bushes, etc. will be replaced or repaired at Lessee's expense.

12. Renter's Insurance is required to cover your personal belongings in case of burglary or damage by fire, smoke, flood, rain, wind, earthquake or other damage caused by events such as broken water pipes, electrical power surges, or structural and plumbing failures.

13. Isla Vista weather can be cool and damp. Condensation can form on walls or surfaces if rooms are not ventilated often and kept clean, and wet surfaces can cause mold or mildew to grow. If mold is discovered, washing with a cleanser specifically made for mold removal will remove it from surfaces. Lessees are responsible for controlling moisture and cleaning surfaces. Judiciously leaving windows open, use of heaters and/or fans, and allowing for airflow around the walls of your room will prevent mold and mildew growth. Do not put furniture or bedding up against walls, leave a 1-2 inch gap for air flow.

14. Please keep your bathroom floor dry. This can be accomplished by making sure you have a water proof shower curtain and/or curtain liner, and by keeping your shower curtain within the bathtub and having a mat on the floor. Water damage to flooring and downstairs ceilings due to negligence is a Lessee responsibility.

15. Lessee's are responsible for litter pick up in their yards, including cigarettes, cups and bottles. If the landscape crew has to pick up trash left by Lessees, you will be charged for the costs of trash removal.

16. DO NOT change oil anywhere on the property and please be sure that your vehicles are not leaking oil onto concrete or driveways.

17. Lessee shall not change any **door locks** or install locking devices without the written consent of the Lessor; such consent shall not be unreasonably withheld. Lessee shall supply new keys to Lessor. Interior room doors have passage lock doorknobs (except for garage doors that open into the house.) Any interior bedroom or closet doors that have keyed locks at end of tenancy will be replaced with passage lock doorknobs at the Lessee's expense, unless keyed locks were provided by Lessor and were present when Lessee took possession of the Premises. All passage locks on interior doors are designed to be unlocked with a small screwdriver or wire if the lock should not work properly. If you should have a problem with opening a locked door, we suggest that you call a locksmith to open the door as broken or damaged locks or doors are your responsibility.

18. Lessee shall not install any **new telephone, internet, or cable** wiring or hardware without the written consent of the Lessor. Installation of any telephone, internet or television service wiring, not already on the Premises, shall be the responsibility of and at the expense of the Lessee. If damage to the property is caused by any installation, the Lessees shall be liable for the cost of repairs and removal of wiring and/or hardware.

19. No objects are permitted on the roof at any time for any reason. If Lessee or Lessee's chairs, bottles, books, etc., are observed on the roof, Lessor may, at his discretion, levy a charge at time of discovery of such activity for roof inspection plus repair of any damages found.

20. Windows and screens are a Lessee responsibility. If they are broken they must be repaired immediately. Lessee is responsible for immediate repair of any and all broken glass, doors, window screens, etc.

21. Deck and Patio:

- No barbeque use or storage on wooden decks, balconies, upstairs patios, or lawns. Please use and store propane barbeques only on back concrete areas.
- No furniture on upstairs deck or patios unless pre-approved by Lessor. Only patio or real outdoor furniture will be considered. No sofas, oversized and upholstered chairs, dining room chairs, tables, plywood, etc.
- Do not extinguish cigarettes on railings, decking or stucco.
- No bicycle storage on wood decks. Please use bike rack/bar provided.
- No exterior holiday lights, tiki torches, fire pits, or clothes drying permitted.
- No posting banners or signs and do not use nails or duct tape on the building.
- No potted plants allowed on decks, balconies, or stairs.

22. If your building has a garage, please keep the garage door closed when not in use.