

RULES AND REGULATIONS

1. All Properties managed by Upstate Properties and Investments are NON SMOKING units and smoking is prohibited indoors of this property.
2. Respect and recognize and adhere to all rules and regulations contained within the lease agreement and this document
3. No pets allowed unless you have received pre-approval and have met all the requirements and fees associated. (See addendum)
4. No criminal behavior or activity or known suspects will be tolerated in or on this property. Violations of this rule will be grounds for eviction.
5. Rent is due the first day of each month. Rent paid after 5:00 PM on the 2nd of the month will be charged a late fee. An additional late fee will be charged if rent is paid after the 5th of the month. After the 10th day of the month eviction papers will be served and tenant is responsible for court costs & fees.
6. Under SC section Code of Law 27-40-510 Tenant shall maintain dwelling unit
 - a. Comply with all obligations primarily imposed upon tenants by applicable provisions of building and housing codes materially affecting health and safety;
 - b. Keep the dwelling unit and that part of the premises that he uses reasonably safe and reasonably clean;
 - c. Dispose from his dwelling unit all ashes, garbage, rubbish, and other waste in a reasonably clean and safe manner
 - d. Keep all plumbing fixtures in the dwelling unit or used by the tenant reasonably clean;
 - e. Use in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air-conditioning, and other facilities and appliances including elevators in the premises;
 - f. Not deliberately or negligently destroy, deface, damage, impair, or remove any part of the premises or knowingly permit any person to do so who is on the premises with the tenant's permission or who is allowed access to the premises by the tenant;
 - g. Conduct himself and require other persons on the premises with the

tenant's permission or who are allowed access to the premises by the tenant to conduct themselves in a manner that will not disturb other tenant's peaceful enjoyment of the premises;

h. Comply with the lease and rules and regulations, which are enforceable pursuant to Section 27-40-520.

i. Damage caused to the property by abuse or mistreatment or neglect will be charged to the tenant

7. It is the tenant's responsibility to maintain the lawn, grass, shrubs, and replace light bulbs, HV/AC filters and batteries in the smoke detectors.

8. It is the tenant's responsibility to report and notify Upstate Properties and Investments, LLC of any mechanical or structural problems associated with this property immediately so that it may be evaluated for repairs. Reports must be in written notice.

9. Inspections to properties will be conducted up to four times a year following a twenty-four hour notice to the tenant. All above listed rules are expected to be in order.

10. No unlicensed / uninsured vehicles or junk is allowed to be stored on this property. The exterior of the property shall be kept neat and orderly at all times.

11. A 60 day written notice must be given prior to move out along with all fees and rent paid up and acceptable maintenance inspection of the property to avoid loss of security deposit. This means the property should be in as good of condition as it was when you moved in with the exception of normal wear & use.

12. Other Rules and Regulations may be implemented as situations dictate at the discretion of Upstate Properties and Investments. Notice will be given with the issuing or mailing of the updated rule or regulation to the Tenants.

_____ Tenant Date _____

_____ Co-Tenant Date _____