HOBSON CITY APARTMENTS
Tenant Obligations and Rules Addendum

This addendum to the rental agreement executed between the parties contains additional rules and regulations intended to help secure the comfort and safety of residents and their neighbors. This form will be reviewed at each annual recertification and renewal of the dwelling lease agreement. The Owner/Agents of this property will do everything within reason to keep our residents happy and to have a clean, neat, respectable resident, but we must have the cooperation of all residents.

Tenant: "Tenant": shall mean the tenant themselves, any member of the household, guest, and/or any other person who is, or can reasonably be expected to be, under tenant's control.
Any information the family supplies must be true and complete.

1) **Maintenance:**
   - **a)** **Damage:** Tenant shall immediately notify the housing authority of any and/or all needed repairs and of known conditions that may lead to damage or injury, in writing and submit to **500 Glen Addie Avenue, Anniston, AL 36201**.
   - **b)** **Maintenance by property (ex., flood, fire, or roof leak):** Tenants shall report the problem in the quickest manner possible, typically by calling the following: **256-831-9933** for Hobson City Apartments. **Office Hours: Monday-Thursday 8:00am-4:30pm** and **Friday 8:00am-12:00pm.**
   - **c)** **Emergency:** For after-hour maintenance emergencies, tenants shall call **256-236-6741** to leave a message with the answering service to include the tenant's name, phone number and the nature of the emergency. A maintenance worker will respond if our emergency criteria is met.
   - **d)** **Ordinary Wear and Tear:** Tenant is not charged for repairs or adjustments unless caused by neglect or abuse. Tenants are not charged for ordinary wear and tear.

2) **Exterior and Outdoor Common Areas:**
   - **a)** Tenants are required to maintain their entryways and backyards in a neat and attractive condition, free from clutter and unsightly items. Tenants may not store refrigerators, freezers, storage boxes, tires, motorized vehicles, or any combustible items on entryways, patios, or backyards. Tenants must not restrict access to yard areas from personnel, emergency workers, or contractors. Some units have utility boxes including gas and electric meters located in their yard areas, and these areas must remain accessible. The utility companies have the right to enter the yard areas for any work-related reason. Tenants are prohibited from tampering with these boxes.
   - **b)** Flooring of any type is prohibited on concrete and porch areas (other than a doormat). Flooring installed on concrete can cause mildew and dry rot issues. Tenants are prohibited from using nails or screws on exterior bricks and siding, as this can cause water intrusion, which also results in damage. Potted plants must have a receptacle underneath to catch water to prevent water intrusion and damage to the building structure.
   - **c)** Portable swimming pools and inflatable jumpers are prohibited and not allowed on Housing Authority Property.

d) **Posting of Notices:** There are instances where tenants may want to post decorations on authority property. All decorations must be in good taste and must not be demeaning or offensive to any group. All residents must request approval from their housing manager before posting any notice or decoration on authority property.

e) **Items in Public View:** Tenants may not attach any items to the building that distract from the appearance of the premises. Management reserves the right to ask the tenant to remove any items from public display from his/her yard area and/or building that distracts from the appearance of the property.

f) **Garbage and Trash:** Tenants must dispose of all garbage, rubbish, and waste from the dwelling unit in a sanitary and safe manner only in containers approved or provided by the authority (garbage cans). Tenants must also refrain from and cause other members of the tenant's household guests to refrain from littering or leaving trash or debris in common areas. Tenants shall place all garbage into a plastic bag with a knot or tie and place the bag in the outside trash container. Tenants shall not place hazardous, toxic, or poisonous materials in trash receptacles. Tenants are also prohibited from placing common batteries, electronic devices, and light bulbs in the trash. It is illegal to dispose of hazardous waste in garbage which eventually ends up at the landfill.

3) **Alteration:** Walls: Tenant shall not paint, stain, apply wallpaper, or make any other alterations without prior written consent of the landlord. If a tenant wishes to hang pictures, posters, lamps, hanging plants, etc., the tenant shall use methods that avoid excessive damage to the unit.

4) **Housekeeping Standards:**

a) **Housing Authority Responsibility:** Authority shall apply the following standards fairly and uniformly to all tenants. Authority shall inspect each unit at least annually and determine compliance with these standards. Upon completion of the inspection, authority shall notify the tenant in writing of any deficiency with the standards. Authority shall advise tenants of the specific correction needed to establish compliance. Within a reasonable period, authority shall reschedule a second inspection. Failure of a second inspection shall constitute a violation of the rental agreement terms.

b) **Tenant Responsibility:** Tenant shall abide by tr standards set forth below. Any failure to abide by the housekeeping standards that result in the creation of a threat to health or safety is a violation of the rental agreement and can result in an eviction.

c) **Housekeeping Standards:**

i. Wall shall be clean, free of dirt, grease, holes, cobwebs, and fingerprints.
ii. Floors shall be clean, clear, dry, and free of hazards.
iii. Ceiling shall be clean and free of cobwebs.
iv. Windows shall be clean. Drapes, shades, and blinds shall be intact.
v. Doors shall be clean and doorstops shall be used.
vi. Heating units shall be dusted, and access shall be uncluttered and clear. Tenants also agree to abide by any local ordinance or additional house rules prohibiting the use of

space heaters in multiple units.

vii. Trash shall be disposed of properly.

viii. Lavatories, sinks, toilets and all water and plumbing apparatus should be used only for the purpose for which they were intended. Sweeping, rubbish, ashes, grease, or other foreign substances, shall not be placed in any plumbing source. Any damage to such plumbing and the cost of clearing plumbing resulting from misuse shall be the sole responsibility of the tenant.

ix. **DO NOT POUR GREASE OUTSIDE ON THE GRASS!!!** Any expenses incurred from cleaning yard areas due to grease will be the full responsibility of the residents.

x. The entire unit shall be free of rodent and insect infestation.

xi. Stove/Oven shall be clean and free of food and grease.

xii. Refrigerator shall be clean. Freezer doors shall close properly, and the freezer shall not be overpacked so that sufficient room is allowed for air circulation.

xiii. Cabinets shall be clean and neat. Cabinet surfaces and countertops shall be free of grease and spilled food. Proper sanitation will be maintained and clutter reduced to prevent pests. Cabinets shall not be overloaded. Storage under the sink shall be limited to small or lightweight items to permit access for repairs.

xiv. Food storage areas shall be neat and clean without spilled food.

xv. Trash/Garbage shall be stored in a covered container until removed to the collection containers.

xvi. Cooking oils or grease shall not be disposed of down the kitchen drain.

xvii. Toilet and tank should be clean and order free

xviii. Tub and shower shall be clean and free of excessive mildew and mold.

xix. Basin shall be clean

xx. Exhaust fans shall be free of dust

xxi. Floors shall be clean and dry

xxii. All closets shall be neat and clean. Do not hang wet linens or clothes on the tops of the closet doors. Do not hang heavy items and numerous clothes from doors.

xxiii. Yards and porch areas shall be free of debris and trash

xxiv. Exterior and interior walls shall be free of graffiti.

xxv. Entryways shall be clean and free of hazards

xxvi. Steps shall be free of abandoned and inoperable cars. There shall be no car repairs carried out on Housing Authority property.

5) **Smoke Detectors:** The unit is supplied with smoke detection devices in proper working order at the time the tenant takes possession of the apartment. Tenants shall regularly test the detectors to ensure that the device is operable. The tenant shall inform the Housing Authority | Owner/Agent immediately of any defects, malfunction, or failure of premises. If the authority finds that the smoke detectors have been disconnected or have dead batteries, the tenant shall receive a warning letter as well as a maintenance charge. Additional violations can result in termination of the rental agreement.

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6) **Light Bulbs:** The unit is furnished with light bulbs at the time the tenant takes possession. Tenants shall replace light bulbs as they burn out.

7) **Storage:** Tenants shall not leave bicycles, play equipment, and/or personal effects in the passageways, sidewalks, or common areas. Tenants should not place clothing, curtains, rugs, mops, and/or other items in or in front of any windows, doors, or railings. Authority has the right to remove combustible material from the premises or any storage area.

8) **Pest Control:** Pest Control will be provided by the Housing Authority. All apartments will be treated monthly or bi-monthly depending on the complex you reside in. A schedule for your unit will be provided by your Housing Manager at Move-In and during annual recertification.

9) **Smoke Free Housing Policy:** The Anniston Housing Authority adopted a smoke-free housing policy per guidance of 24 CFR Parts 965 and 966. See the Tenant Selection Plan (TSP) for Hobson City Apartments.

I understand that a violation of these House Rules constitutes a material breach of the Lease and shall be considered good cause for eviction or non-renewal of the Lease. I have read these rules and agree to abide by them.

Address: 1100 Martin Luther King Dr. (MLK Drive), Hobson City, AL 36201 Apt. #_____

_____ _____
Tenant Signature Date

_____ _____
Tenant Signature Date

_____ _____
Housing Authority Representative Date

EQUAL HOUSING OPPORTUNITY