



## Sublease/Tenant Replacement Policy

- 1. Sublease-** A short term contract between the tenant and subtenant. Subleasing is an option only if you plan on returning to your apartment during your current lease or have a continuing renewal lease. The original tenant remains responsible for all rent, fees and damages.
- 2. Tenant Replacement-** Termination of your lease if a replacement is found for remainder of term. Damages will be assessed in the apartment at the time of lease termination.

### Requirements

#### 1. Sublease

- Sublet Application
- Sublet Application Fee (\$75)
- Copy of Sublet ID
- Completed Sublet Form
- Signed Rules and Regulations
- \$0 Current Tenant Account Balance
- Roommate Consent at Management's Discretion
- 2 Weeks Prior Notice to Park Point Management Before Sublease Starts
- Management Approval

#### 2. Tenant Replacement

- Replacement Application
- Replacement Application Fee (\$75)
- Copy of Replacement ID
- Completed Replacement Lease
- \$0 Current Tenant Account Balance
- Termination Fee Paid by Tenant (\$200)
- Signed Termination Agreement
- Roommate Confirmation at Management's Discretion
- 2 Weeks Prior Notice to Park Point Management Before Replacement Lease Starts
- Management Approval

- Sublets and replacement tenants are only allowed with prior management approval. Tenants who sublet without Management approval will be charged a \$250 fee as stated in the lease. If the proper paperwork is not completed, the eviction process will begin and the subtenant will not be allowed back into the room if locked out.
- At no time is Park Point responsible for finding a replacement tenant or sublet for your apartment. Until you are formally released from the contract, you remain responsible for all rent and account charges. Failure to pay will result in collections actions.
- The Leasing Office will NOT be responsible for handling any keys during the subleasing process. Keys are to be exchanged between the original tenant and subtenant at their own discretion.
- If rent will be paid on a monthly basis, payment will only be accepted from the original tenant. If the subtenant wishes to pay Park Point directly, payment must be in full when completed sublease paperwork is returned to the Leasing Office.



## SUBLEASE AGREEMENT

Building # \_\_\_\_\_

Apartment # \_\_\_\_\_

Bedroom Letter \_\_\_\_\_

Sublessor: \_\_\_\_\_  
(Original Tenant)

Sublessee: \_\_\_\_\_  
(Sublet)

The sublease agreement is effective on \_\_\_\_\_ and will expire on \_\_\_\_\_.

The cost of the assigned unit is \$ \_\_\_\_\_ per month.

Original Tenant will pay rent directly to Park Point on a monthly basis.

OR

Sublet will pay rent in full directly to Park Point at the start of the sublease.

Sublessor: \_\_\_\_\_ Date: \_\_\_\_\_

Sublessee: \_\_\_\_\_ Date: \_\_\_\_\_

Management Approval: \_\_\_\_\_ Date: \_\_\_\_\_

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### For Office Use Only

Sublet Requirements	Original Tenant Requirements
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Sublet Application	<input type="checkbox"/> \$0 Current Account Balance
<input type="checkbox"/> Sublet Application Fee	<input type="checkbox"/> Roommate Consent (if required)
<input type="checkbox"/> Copy of Sublet ID	<input type="checkbox"/> 2 Weeks Notice
<input type="checkbox"/> Signed Rules & Regulations	

### Application Process

1. Fill out this application and return to the Leasing Office in person or via fax, email, or mail– Address at bottom of page
2. Submit your application with the \$75 non-refundable application fee– Cash, Check, Money order or Credit Card  
(Checks should be made out to **WILJEFF, LLC.**)
3. Provide a photo ID to be copied for your file– Driver’s License, Passport, State ID
4. Once your application is processed, your lease will be sent to the email address you’ve provided

### Tenant Information

Name: \_\_\_\_\_  
(FIRST) (MIDDLE) (LAST)

Mobile Phone: (\_\_\_\_) \_\_\_\_\_ Home Phone: (\_\_\_\_) \_\_\_\_\_

Current Local Address: \_\_\_\_\_  
(STREET) (CITY) (STATE) (ZIP)

Home Address: \_\_\_\_\_  
(STREET) (CITY) (STATE) (ZIP)

Please provide one of the items below:

Driver’s License    Passport    State ID   Number: \_\_\_\_\_ State: \_\_\_\_\_

Preferred Email: \_\_\_\_\_ Date of Birth: \_\_\_\_/\_\_\_\_/\_\_\_\_    Male    Female

Are you a Student?    Yes    No   Do you plan to pay rent with Financial Aid?    Yes    No

2012 Fall Class Standing:    2nd Year    3rd Year    4th Year    5th Year    Graduate Student

Have you ever been convicted of a felony?    Yes    No   Reason: \_\_\_\_\_

Have you ever been evicted from any residence?    Yes    No   Reason: \_\_\_\_\_

Have you ever filed for bankruptcy?    Yes    No   When: \_\_\_\_\_

Are you Deaf/Hard of Hearing?    Yes    No   **If Yes, please answer questions below:**

Do you prefer to have strobe doorbells?    Yes    No   Do you have VR/State Aid?    Yes    No

If Yes, VR Contact Name: \_\_\_\_\_ VR State: \_\_\_\_\_

VR Phone #: (\_\_\_\_) \_\_\_\_\_ VR Email: \_\_\_\_\_

### How did you hear about Park Point at RIT? (check all that apply)

Reporter Magazine    City Magazine    Campus Times

Facebook    Our Website

Referred by Current Resident: \_\_\_\_\_    Other: \_\_\_\_\_

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AT RIT





**Roommate & Housing Request**

Please select which apartment type(s) and lease term you are interested in. Requests are honored on a first-come, first-serve basis.

- 11 Month                       Summer 2012 Only

9/1/12-7/31/13

^All early move-in requests will be reviewed at management's discretion and will be charged at a pro-rated amount.

- |   |   |
|---|---|
| <input type="checkbox"/> 1 bedroom/1 bath           | <input type="checkbox"/> 3 bedroom/2 bath Townhouse |
| <input type="checkbox"/> 1 bedroom/1 bath w Balcony | <input type="checkbox"/> 4 bedroom/2 bath Flat      |
| <input type="checkbox"/> 2 bedroom/1 bath           | <input type="checkbox"/> 4 bedroom/2 bath Townhouse |
| <input type="checkbox"/> 2 bedroom/2 bath           | <input type="checkbox"/> 5 bedroom/2 bath Loft      |
| <input type="checkbox"/> 2 bedroom/2 bath Deluxe    |   |

Requested apartment roommates (*optional*):

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Name: \_\_\_\_\_ Name: \_\_\_\_\_

**Personal Profile**

Please circle the number that best corresponds to you for each of the following categories.

- |                         |             |   |   |   |   |   |              |
|-------------------------|-------------|---|---|---|---|---|--------------|
| <b>Work Habits:</b>     | light       | 1 | 2 | 3 | 4 | 5 | serious      |
| <b>Neatness:</b>        | messy       | 1 | 2 | 3 | 4 | 5 | neat         |
| <b>Personality:</b>     | quiet       | 1 | 2 | 3 | 4 | 5 | outgoing     |
| <b>Social Habits:</b>   | light       | 1 | 2 | 3 | 4 | 5 | frequent     |
| <b>Sleeping Habits:</b> | early riser | 1 | 2 | 3 | 4 | 5 | stay up late |

Describe your hobbies, personality, etc. \_\_\_\_\_

- Do you smoke?     Yes     No  
 Do you mind if your roommate smokes?                       Yes     No  
 Are you comfortable living in a co-ed apartment?                       Yes     No

What characteristics do you look for in a roommate/apartment mate? \_\_\_\_\_

Do you have any special requests? \_\_\_\_\_

What is your major/program of study? \_\_\_\_\_

Do you belong to any Clubs/Organizations? \_\_\_\_\_

Upon signing the lease, a one-time non-refundable service fee of \$150 is due.

By my signature, I attest that the information herein is correct. Management is authorized to verify my credit history, and all other submitted information for the purpose of evaluating this lease application.

I also understand that this form is only an application for residency and that the submission of this application does not reserve nor in any way guarantee an apartment or bedroom.

Please note that Park Point has a no-pet policy. Requests for a service or support animal must be made in writing prior to lease execution and all required guidelines provided by management must be followed.

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

# PARK POINT

AT RIT

## RULES AND REGULATIONS

### 1. FIRE SAFETY

All tenants must evacuate the building when a fire alarm sounds. Failure to cooperate or to evacuate during a fire alarm; causing of a false alarm; inappropriate behavior which results in the activation of a fire alarm system; tampering with, damaging or removing fire hoses, extinguishers, exit lights, sprinklers, heat/smoke sensors, extinguisher boxes or alarm covers, or any other fire safety apparatus is strictly prohibited and may result in disciplinary action, which could result in the loss of housing. The use of any open-flamed devices such as hookahs, pipes, candles, sternos, incense, and kerosene lamps is prohibited. The following are also prohibited: natural trees; wreaths; paneling; wallpaper or similar coverings; open-element or liquid-fueled (kerosene, propane, gas) space heaters; and hazardous trash accumulation. Any false alarm resulting in Fire Department response will result in a \$100 fine. Repeat offenders will be subject to eviction.

#### FLAMMABLE FURNISHINGS AND DECORATIONS

Furniture, decorations, and other items that increase the flammability of the tenants' rooms and apartments may be prohibited at the discretion of Property Management. Excessive amounts of combustible wall decorations are particularly dangerous in that they may promote rapid flame spread in the event of fire.

#### GENERAL FIRE INFORMATION

- Covering or removal of Smoke Detectors is strictly prohibited and a violation of the Town Fire Code. The first violation will result in a \$200 fine, a second violation will result in eviction. Tampering with any fire safety equipment (i.e. exit signs, safety lights, fire extinguishers, and sprinkler heads) is prohibited.
- No open flames or incendiary devices are permitted in any part of Park Point. This includes all grills. Any grills found will be removed from the property for safety purposes. The burning and possession of candles, candle warmers and incense are prohibited.
- The storage or use of flammable liquids and substances, such as gasoline, kerosene, charcoal lighter fluid, etc. is strictly prohibited.
- Light bulbs shall not exceed 100 watts. Halogen lamps are prohibited.
- Personal property shall not be kept in hallways/stairwells or placed in any manner where they may create an obstacle to an exit route.
- The use of multiple plugs off a single outlet is prohibited. If additional plugs are required, please use multiple plug fuse strips with surge protectors. Extension cords must be UL approved and should be checked regularly for defects.
- Only artificial trees and garlands may be used in the tenants' rooms or apartment.
- Small UL approved outdoor/indoor lights may be used.

### 2. RESPECT FOR TENANTS AND GROUPS

Tenants are expected to maintain respect for tenant and group rights and responsibilities as stated in the Lease and in these Rules and Regulations. Bias-related acts which intentionally denigrate any category of tenant based on sex, race, national origin, orientation, disability or faith are unacceptable. Anyone committing these acts will be subject to removal from Park Point.

### 3. DISRUPTIVE BEHAVIOR

Disruptive or violent behavior including, without limitation, physical assault, abuse, harassment, threats, excessive noise, public intoxication and boisterousness are strictly prohibited. Further, any acts which compromise the peace, comfort and safety of other tenants is prohibited. Anyone committing these acts will be subject to removal from Park Point.

#### **4. SMOKING POLICY**

Park Point is classified as a smoke-free living community in the interest of safety and health. Smoking is strictly prohibited. Smoking inside the apartment will result first in a \$100 fine. Repeat offenders will be subject to additional fines and possible eviction.

#### **5. ILLEGAL ACTIVITIES**

Park Point strictly prohibits the violation of any federal, state or local law. It is understood that all violations of the Rules and Regulations will be reported to the appropriate authorities. The use, possession, or distribution of controlled substances is strictly prohibited on the premises. Violation of this policy will result in the immediate loss of your housing. The possession or use of firecrackers, explosives, dangerous chemicals, flammable liquids, charcoal lighter fluid, items which constitute a fire hazard, firearms or other weapons, ammunition, knives, chukka sticks and other dangerous objects or chemicals (as defined by law) is prohibited and are not to be stored or used in or around Park Point including the use and storage of helium and propane tanks. Internal combustion engines are prohibited within the buildings. Setting fires is strictly prohibited.

#### **6. ALCOHOL**

The possession and consumption of alcoholic beverages on the Park Point property is governed by the appropriate state and municipal laws. All bulk containers are strictly prohibited. This includes, but is not limited to, kegs. Tenants are expected to abide by all state laws governing the use of alcohol.

#### **7. ROOM DECORATIONS**

Combustible materials such as posters, pictures, etc., are limited to 20% of available wall space in each room. Non-combustible material is not allowed on ceilings or on the inside of any door. Fabric, including sheets, fishnet, tapestry, etc., used as decorations, is prohibited. Ceiling decorations of all types are prohibited.

#### **8. FURNISHINGS**

- Each tenant's room is equipped with a bed, dresser, desk, chair and night stand. Windows in each room are equipped with window shades. Tenants will be charged the replacement cost for any missing or damaged furniture or shades.
- Only Park Point supplied beds are acceptable. Waterbeds are prohibited.
- Tenants shall make no alterations to the apartment/room or move, remove, disconnect or install any fixtures, furniture, equipment, or appliances situated therein without the written approval of the Property Manager.
- The walls may not be painted, papered, stenciled, or sponged. Any color change is subject to a \$400 maintenance fee.
- Ceilings may not be disturbed in any way. This means you may not attach any items to the ceiling (such as stickers, nails, hooks, bottle caps, etc.), or bounce balls off them.

#### **9. PROPER USE OF APPLIANCES**

Tenants are expected to use appliances furnished in their apartment in the appropriate manner. The tenant takes full responsibility for the appliances use and functioning during the course of their stay. Misuse, damage, and/or injury incurred by or caused by the tenant are the sole responsibility of the tenant. The tenant will incur appropriate charges for maintenance and upkeep as a result of damage caused by misuse.

- All washing machines require the use of High Efficiency detergent. Please look for the HE on the bottles. Use of non-HE detergent may result in leaks in the machine. Any damages as a result of this may be billable back to the tenant.
- ALL appliances must have the UL stamp of approval.
- Appliances that may be used but must be plugged into a GFI outlet. These include: Hair dryer, Coffee pot, Heating pad, fan, computer, toaster (to be used in the kitchens only), Irons ( kitchen or common areas only)
- Prohibited appliances include: Butane curling iron, electric blanket, air conditioners, halogen lamps, space heaters or portable heaters, candle warmers

- All appliances, fixtures and equipment provided by Park Point shall only be used as intended by the manufacturer. All replacement, maintenance, and repair costs for use of appliances not consistent with the manufacturer's intended use shall be borne equally by the tenants in such apartment.
- Refrigerators and microwave ovens are provided in the kitchens of all Park Point apartments. Therefore, bringing additional units is prohibited.

#### **10. HOUSEKEEPING**

Tenants are expected to maintain a level of cleanliness in their room and apartment compatible with reasonable health and safety standards. Property Management reserves the right to establish those expectations for tenants in order to insure reasonable compatibility with roommates, as well as health and safety.

#### **11. TRASH**

Trash should be stored in a proper trash/garbage receptacle in the apartment and emptied into the dumpsters on a regular basis to avoid smells and spoiled food odors. Common areas will be kept clear of trash and litter. Trash will be deposited in the dumpster within an appropriate trash bag. Recycling procedures, if required, will be posted. Violators are subject to a \$25 fine for improper removal and disposal of trash. A notice will be sent by email informing tenants to remove garbage. If the garbage is not removed within 24 hours, the apartment will be fined \$25, and \$25 for every subsequent day the garbage is left outside.

#### **12. GUESTS IN TENANT APARTMENTS**

A guest is a tenant who is not on the apartment/room Lease. The tenant is the host. The host shall always accompany the guest throughout the building. As the host, you are responsible for a guest and their conduct. Guests are subject to the same rules, regulations and expectations as their host, and the host has responsibility for informing the guest of the rules, regulations and expectations in advance. In addition to any disciplinary action taken against the host, Park Point reserves the right to require the immediate departure of any guest where violations of these Rules and Regulations, or tenant or group rights have occurred. Any damage caused by any guest shall be the responsibility of the tenant host. Continued abuse of this policy may result in tenant eviction.

##### **Occupancy Limits**

- 1 Bedroom- maximum occupancy of 12 people
  - 2 Bedroom- maximum occupancy of 16 people
  - 3 Bedroom- maximum occupancy of 20 people
  - 4 Bedroom- maximum occupancy of 20 people
  - 5 Bedroom- maximum occupancy of 24 people
- The first infraction will be a warning.  
 The second infraction will be a \$50 fine per tenant.  
 The third infraction will result in eviction.

#### **13. OVERNIGHT GUESTS**

Overnight guests may be housed, provided the guest is housed in an apartment/room and that the tenant host has complied with these Rules and Regulations, which is available at the Park Point rental office. A guest shall not interfere with the rights of the other roommates, will not violate these Rules and Regulations, and will not exhibit disruptive behavior. If the guest exhibits disruptive behavior, they may be barred from Park Point. Continued abuse of this policy may result in tenant eviction.

#### **14. ACCESS**

The outside doors to the Park Point buildings are to be locked 24 hours a day. Unauthorized entry to or use of these doorways is not permitted. Propping open or opening the exterior doors without proper authorization may result in action that may include the termination of your housing Lease.

#### **15. LOCKOUTS**

During regular Management Office hours, any tenants locked out shall report the lockout directly to the Management Office. If said lockout occurs after regular Management Office hours, please call Security. The first lockout is free. Each additional lockout will be \$25 per occurrence.

## **16. ROOM CHANGES**

To complete a room change, the tenant must stop by the Management Office and complete the required forms. Tenants are subject to a \$200.00 fine if they switch rooms without written approval from the Property Manager. At the end of the Lease term, tenants are expected to vacate their room/apartment. Tenants will vacate their rooms by the 12:00pm (Noon) date specified in the Lease unless written permission is granted by the Property Manager.

## **17. SOLICITATION**

Solicitations and sales by tenants and others are prohibited within apartment buildings. Solicitation in flyer form must be approved by Property Management before posting.

## **18. VEHICLE**

Storage of any motorized vehicles (motorcycles, mopeds...) in buildings is prohibited.

Bike racks are provided throughout the property. Any bike not kept in these racks will be tagged and removed by Security.

## **19. PETS**

Pets are not permitted. The only exception is fish in an unheated bowl containing less than one gallon of water. If pets are found in the apartment, a cleaning charge of \$100 will be assessed and the pet must be removed. If pets are found in the apartment more than once, the tenant will face eviction.

## **20. PARKING**

Parking at Park Point is available for all tenants. Tenants are required to register their vehicles with Property Management. Property Management and Security are responsible for enforcing Park Point parking rules and regulations in all participating parking areas.

Park Point is not responsible for any damages that may occur to vehicles as a result of parking in the aforementioned parking lots.

From November 15<sup>th</sup> through April 15<sup>th</sup> for purposes of snow removal, no overnight parking is allowed in front of the 200/300 buildings. Tenants should park away from the front of the buildings to allow snow removal during the night.

## **21. POOL & CLUBHOUSE RULES**

- **Warning- No lifeguard is on duty at the pool/spa.**
- NEVER SWIM ALONE. A minimum of two adults, 18 years of age or older, must be present whenever the swimming facility is in use, with at least one adult remaining on the pool deck.
- THERE IS NO SUBSTITUTE FOR ADEQUATE SUPERVISION. Children under 16 years of age must be accompanied to the bathing facility by a parent or guardian, (an adult who is responsible for the children and their behavior.)
- IN AN EMERGENCY, NOTIFY THE OFFICE OR SECURITY AND CONTACT HELP AS SOON AS POSSIBLE. An emergency telephone is located on the outside clubhouse wall. Other emergency numbers are posted on the sign above the phone.
- SHALLOW WATER- NO DIVING
- NO GLASS ALLOWED IN POOL OR COURTYARD AREAS.
- No running, horseplay, loud or disruptive behavior allowed in the pool area.
- No food or drink allowed in the pool or spa area.
- No one under the influence of drugs or alcohol will be allowed in the pool area.
- Smoking is prohibited in all areas of the courtyard.
- No animals allowed.
- No electrical appliances allowed.
- Long exposure in the spa may result in nausea, dizziness or fainting.
- Spitting, urinating, discharge of fecal matter and nose blowing are prohibited in the pool and spa.
- Management reserves the right to deny access for any violations of these rules or other Park Point rules and regulations at management's sole discretion.

- Elderly persons, and those suffering from heart disease, diabetes, high or low blood pressure should be prohibited from using the spa.
  - Unsupervised use of the spa by children is prohibited.
  - Do not use the spa while under the influence of alcohol, anticoagulants, antihistamines, vasoconstrictors, vasodilators, stimulants, hypnotics, narcotics or tranquilizers.
  - Do not use the spa alone.
  - Observe a reasonable time limit in the spa (e.g. 15 minutes), then shower, cool down and, if you wish, return for another brief stay. Long exposure in the spa may result in nausea, dizziness or fainting.
- Anyone in the pool area outside of open hours is trespassing! Pool and spa are equipped with alarms.

## 22. ACCEPTABLE USE POLICY

Park Point has designed its Acceptable Use Policy (AUP) to enhance the use of our internet access and related services (Services) by our subscribers and their end users by setting standards for acceptable use and preventing unacceptable use. A user of our services must comply with this AUP.

Park Point prohibits the following activities:

- Improper Use of the Services  
You may not use the Services in a manner prohibited by any federal, state or local law or regulation. Without limiting the foregoing, you may not use the Services for any abusive purpose or in any way that damages Park Point's property or interferes with or disrupts our network or adversely affects the other Park Point subscribers. You may not attempt to circumvent user authentication or security of any host, network, network element or account (commonly referred to as hacking or cracking). This includes, but is not limited to, accessing data not intended for you, logging into a server or account that you are not expressly authorized to access, or probing the security of other networks. You may not attempt to interfere with Services to any user, host or network (denial of Services attack). This includes, but is not limited to, flooding of networks, deliberate attempts to overload Services and attempts to crash a host. You may not use any kind of program/script/command or send messages of any kind designed to interfere with any server or a user's terminal session, by any means, locally or via the internet.
- Copyright Infringement  
You may not use the Services to transmit any material that infringes on any patent, trademark, trade secret, copyright or other proprietary or intellectual right of any party, including, but not limited to, the unauthorized copying of copyrighted material, the digitization and distribution of photographs from magazines, books or other copyrighted sources and the unauthorized transmittal of copyrighted software.
- Objectionable Material  
You may not use the Services to post, transmit or disseminate objectionable material that is unlawful, threatening, abusive, libelous, hateful or encourages conduct that would constitute a criminal offense, give rise to a civil liability or otherwise violate any local, state or national law, order or regulation.
- Junk E-Mail  
You may not use the Services to transmit or facilitate any unsolicited or unauthorized advertising, promotional materials, junk mail, unsolicited bulk e-mails and unsolicited commercial e-mail (spam).
- Fraudulent Activity  
You may not use the Services to mail fraudulent offers to sell or buy products, items or services or to advance any type of financial scam such as pyramid schemes, Ponzi schemes and chain letters.
- False Impersonation  
You may not use the Services to impersonate any person or entity or falsely state or otherwise misrepresent your affiliation with any person or entity.
- Software Viruses  
You may not use the Services to transmit any material that contains viruses, worms, Trojan Horses, or other code that manifests contaminating or destructive properties.
- Collecting Information  
You may not use the Services to collect or attempt to collect personal information about third parties without their knowledge or consent.

- Use of Your Account by Others  
You may not, through action or inaction, allow others to use the Services for illegal or improper activities. You may not permit your network to be configured in such a way that gives a third party the capability to use the Services in an illegal or improper manner.
- Security Precautions  
You are responsible for implementing sufficient procedures and checkpoints to satisfy your particular requirements for accuracy of data input and output and for maintaining an external means for the reconstruction of any lost data.
- Violations of Acceptable Use Practices  
Any violation of this AUP may result in the immediate suspension or termination of your service. You are solely responsible for all content that is transmitted from or to your account under these Services.
- Privacy  
Park Point is under no obligation to monitor the Services, but may do so from time to time. Park Point may disclose any information regarding you or your use of the Services for any reason and at its sole discretion. Park Point may also disclose any information regarding you or your use of the Services in order to satisfy applicable laws, regulations, governmental requests, or in order to protect its property or legal interests.
- Revisions  
Park Point reserves the right to revise, amend, or modify this policy at any time and such revisions will be effective five (5) days after posting at our website or providing e-mail notification to you.

### 23. DISCLAIMER

**Property Management may terminate any tenant's Lease at any time at the discretion of Property Management for reasons of health, safety, security, conduct and/or damages, excessive filth, or for the failure to comply with these Rules and Regulations or the tenant's Lease.**

**A decision by Property Management to not enforce any rule or regulation or terminate any tenant's occupancy shall not act as a waiver of Property Management's right to enforce such rule and regulation in the future. No tenant shall have the right to enforce these Rules and Regulations against another tenant.**

**If an opening occurs in an apartment, the remaining tenants within that apartment will be expected to accommodate another roommate from the Wait List. Tenants are expected to welcome new roommates in a hospitable manner. Tenants who have an empty bed in their apartment are expected to maintain the space in such a manner as to allow another tenant to move in immediately. Tenants may not expand to fill all space in an apartment making it inhospitable to another tenant.**

**Property Management reserves the right to inspect rooms, apartments and contents by its authorized personnel at any time for the purpose of administering the provisions of the Lease. Tenants should be aware that they are responsible for what occurs in their apartments/rooms whether or not they are present and such knowledge shall be imputed to them.**

**These Rules and Regulations are subject to change by Property Management in its discretion by posting such in the building or by providing tenant with written notice.**

*I have received a copy of these Park Point Rules and Regulations and agree to abide by them.*

\_\_\_\_\_  
Sublet Signature

\_\_\_\_\_  
Apartment #

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date