

Stairwells/Hallways/Patios/Decks

Do not sweep apartment dirt into the stairwells. If there is spillage or breakage, please clean it up. Do not leave garbage, plants, or bicycles in stairwells or hallways. When common area or hallway damage occurs, all tenants will be charged equally for maintenance costs unless the individual tenant(s) responsible for the damage is identified. To reduce the chance of a fire, open-flame cooking devices, including charcoal burners, LP-gas burners, and outdoor wood-burning fireplaces, shall not be permitted or used on or under balconies, decks, or within 10 feet of any building or other combustible structure.

Combustibles

The storing of combustibles and/or flammable materials is strictly prohibited. Under no circumstances is it permissible to hold or store combustible and/or flammable materials in or around the rental dwelling (which would include closets, garages, etcetera). No exceptions.

Furniture

The legs of kitchen tables and chairs are secured from the bottom by screws. All legs should be checked and the screws tightened, if necessary, to reduce the chance of breakage. Pick up tables first before moving them; do not drag. No furniture owned by Ramshaw Real Estate is allowed on the decks, balconies, or patios. **Any piece of furniture can be removed from a furnished unit only if correctly reported within the first (5) days** of the beginning of the lease (please see Addendum C of your lease) by e-mailing the request to cindy@ramshaw.com. Please understand that Ramshaw Real Estate typically only moves furniture around move-in time. Once a requested item is removed from the unit, it cannot be moved back into the unit during the current lease term. Please keep this in mind, as some individuals want these furnishings back for subleases, etcetera. Also, please note and understand that no additions, exchanges, or changes to type or size can be made to the furniture after the first (5) days without:

A) Inventory availability

B) Authorization by property manager

C) Payment by lessee(s) of \$100.00 per item

Painting

If tenants decide to paint the walls of leased units, they will be charged the cost to return the walls to the original color. Prior to move-out we do not suggest tenants attempt to make wall repairs or perform any painting. In most cases, it takes more time and costs more money to fix the failed repair attempts by outgoing residents. Furthermore, Ramshaw has several different paint colors within its complexes and it is not a base color that tenants can easily purchase. In the past, residents have attempted to get the paint color matched but unfortunately, the paint never matches and management must paint over.

Satellite Dish

Residents are allowed to have satellite dishes, provided certain guidelines are followed. Ramshaw requires a \$250 non-refundable deposit for any satellite dish installed. No dish can be installed by temporarily or permanently attaching it to any building, structure, wall, or roof. Furthermore, Ramshaw requests that dishes be hidden as much as possible and not be visible from the street whenever possible. The lessor or any of its agents shall be held harmless from any damage that may occur to the dish, cable, or any other material involved in the satellite dish operation. All dishes must be placed in a decorative pot so that it may be removed from/located on the balcony/porch of the unit.