

Wildflower Rules & Regulations

Payment of Rent:

Rent is due and payable on the 1st day of each month at the Wildflower Apartments office. Make checks or money orders payable to “Wildflower Apartments”. Checks or Money Orders only please – Cash is not accepted. This is for the safety of the office and staff at Wildflower Apartments.

A late fee of \$50 will be assessed if rent is paid after the 5th of the month and a 3-day notice to pay or vacate will be issued at that time. Checks returned from the bank for any reason will be assessed a \$50 fee. If a check is returned from the bank for any reason, all rent and other charges for the next (3) three months must be paid with a cashiers check or money order. Any past due amounts are due immediately.

Guests or Visitors:

Tenants will be held responsible for all actions of their guests. Management should be notified if you are having guests beyond (7) seven days. There are guest forms available from the office. The form specifies if a guest will have possession of your key and for what length of time. We also ask that guests provide a photo ID. Wildflower Apartments reserves the right to charge tenants an additional fee of \$50 for each guest who stays longer than (7) seven days but less than (30) thirty. No guest or visitor may stay beyond (30) thirty days. If you wish to have someone stay beyond 30 days, you must contact the office. That person must complete an application, pay the application fee, be approved, and sign a rental agreement. Tenants agree not to transfer their interest in the rental agreement or sublet the premises. A maximum limit of (4) occupants per apartment is allowed. Failure to follow these rules could result in eviction from Wildflower Apartments.

Stairwells, Patios, Decks, Lawns, & Landscaping:

Patios, decks and entrances are to be kept in a manner that does not detract from the appearance of the property. Garbage bags & containers outside the apartment are not allowed. Stairwells and areas beneath them are to be kept clean and clear. Bicycles shall not block any doorway, stair, or sidewalk. Plants, flowers, and other items may not extend beyond the patio, balcony or into walkways and the common area entry. Only barbecues, patio furniture, planters and toys on patios and decks please. Do not hang clothes, sheets, rugs or mattresses from patios or decks. Yard and patio sales are not allowed on the property. Motorcycles or other motorized equipment are not to be parked or stored in stairwells, on patios, or balconies.

Repairs and Maintenance:

Written “Maintenance Repair Request” forms are available from the office. We ask that a maintenance request form be signed before we enter your apartment for repairs. We strive to complete repairs as soon as possible when written requests are received. Repair costs for damages to apartments caused by misuse or negligence will be charged to the tenant.

Painting and Alterations:

Painting or wallpapering of the apartment by tenants is not allowed. Written permission is required for any changes beyond normal wall hangings or decorations. No plumbing, electrical or structural changes will be allowed. Tenants will be charged for any alterations or damages. Supports or mounts on siding are not allowed for A/Cs or Satellite Dishes.

Disturbances, Noise and Nuisance Actions:

Loud parties, stereos, running up and down stairs, etc. are not tolerated. All tenants are entitled to the peaceful enjoyment of their premises. As a courtesy to your neighbors, please do not vacuum or run appliances after 10pm. Management reserves the right to issue a “Notice to Comply or Vacate” if tenants continue to disturb neighbors.

Occupants under the age of 18 years:

Children are to be supervised at all times. Tenants will be liable for any damages or vandalism caused by members of their family or guests. Unattended toys, bicycles and other belongings will be confiscated to our lost and found. Toys, bicycles, boxes, etc. are not to be left on lawns, stairs, entries, or other common areas. All unclaimed items after two weeks will be discarded. No bicycles, skateboards, skates or other wheeled toys should be ridden on grass and landscaped areas. Children should not climb trees or play in shrubbery areas. Colored chalks may not be used on sidewalks or asphalt.

Pool and Community Center:

Occupants under the age of 16 years must be accompanied by a tenant 18 years or older. Guests must be with tenants at all times. A limit of (2) two guests per apartment are allowed to use the pool, spa or sauna. Everyone must observe pool rules. The community center is available for private functions. An advance reservation and a \$100 refundable damage deposit is required and will be refunded in full if the community center is left clean and undamaged. No alcohol or smoking is allowed in the community center, office or pool facilities.

Pets:

Pets are **not allowed**, with the exception of small birds (parakeet size), or fish. Proof of insurance is required with large aquariums (over 20 gallons). No cats, dogs, rodents, reptiles or exotics are allowed.

Parking:

All apartments are assigned one reserved parking space at move-in. All covered parking is rented for an additional \$15 per month per carport. All unmarked spaces are for guests, visitors or parking overflow. Unmarked spaces are not for long-term storage of unused vehicles. All vehicles must be licensed and operable. Any in-operable vehicle shall be subject to tow at the owner’s expense. Vehicle repair/maintenance is not allowed on the property. Tenants will be responsible and may be charged for cleaning needed or asphalt repairs due to excessive oil or gasoline leaks in parking spaces. Tenants may be charged an additional fine for vehicle repair and/or maintenance done on the property. Recreational vehicles, boats and trailers are not to be parked on the property. Respect the (5 MPH) speed limit signs for the safety of others.

Waste Disposal:

Dumpsters are emptied on Tuesdays and Fridays. Break down all boxes and other large bulky items before placing them into the dumpsters. Items that do not fit in the dumpsters (i.e.: furniture and mattresses) must be disposed of elsewhere at your expense. Tenants will be charged for disposal of hazardous waste or charged for removal of discarded furniture items. Please use the recycle bins for glass, plastic containers, newspapers and cardboard.

FYI – Outside light fixtures:

For your information – some apartments have stairwell outside lighting fixtures attached to their electric meters. Rents have been determined on those apartments with an estimate allowing for additional cost to the tenant. Tenants are responsible for electric utility bills that may include outside stairwell lighting.

Termination of rental agreement:

As required by Landlord/Tenant Law in the State of Washington, a notice to vacate must be given in writing at least (20) twenty days before the end of the rental period. The end of the rental period is the last day of the calendar month. If a tenant moves out without giving proper notice, the law says the tenant is liable for rent for the lesser of: (30) thirty days from the day the next rent is due, or (30) thirty days from the day the landlord learns the tenant has moved out. If a tenant has paid the month’s rent and vacates the apartment before the end of the month, Wildflower Apartments will refund an amount equal to the rent received from a new tenant for rent before the end of the month. Management/Owner/Agent may terminate a month-to-month tenancy, with or without cause, upon giving the tenant written notice not less than (20) twenty days prior to the end of the rental period. Written termination of a lease may be given (20) twenty days prior to the end of the lease term.

Security/Cleaning/Damage Deposits:

Deposits are used to ensure that the tenant will perform the obligation specified in the rental agreement. It will be held against any unpaid rent, carport rent, late fees, charges for returned checks, cleaning AND damages. Tenants staying less than 3 months may be charged an amount equal to or more than the deposit for routine cleaning and turnover costs. Any deposit refund and/or explanation of additional charges will be sent to a forwarding address within 14 days of the termination of the rental agreement. Security deposits are placed in an account with Wells Fargo Bank, Cascade Park Branch, whose address is 13719 SE Mill Plain Blvd. Vancouver, WA 98684. No interest shall be paid on security deposits.

“These rules and regulations are hereby made an integral part of the rental agreement.

I acknowledge receipt and agree to abide by these rules and regulations for the duration of my tenancy.

This agreement is expressly subordinate to any note, deed of trust or other security instrument on the subject property.”

**THANK YOU FOR YOUR COOPERATION, WE WANT TO KEEP THE
WILDFLOWER APARTMENTS A QUALITY PLACE TO LIVE !!**

Tenant Signature _____ Date _____

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