

### **The Iliad Apartment Rules:**

These rules may be amended by giving the tenant thirty {30} days written notice.

**Last updated December\_2013**

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- 01. Rent** is due on or before the first of each month. A \$15.00 fee late will be charged on rents not paid by the fifth of the month, plus \$1.00 a day thereafter until rent is paid. Checks returned to us NSF from the bank will be subject to a \$50.00 charge as well as a late fee which will be calculated to the day your funds are received by management.
- 02. Window Sills** Tenants are responsible for any damage caused by not closing the windows when it rains. This includes the window sills, walls, baseboard, carpet and blinds. Tenants are encouraged to request immediate repair and or preventative maintenance if there appears to be any damage to the area around the windows.
- 03. Mold or mildew** must be prevented on or around the windows, in the shower and throughout the rest of the apartment.
- 04. Apartments must be maintained in a sanitary manner.** <http://apps.leg.wa.gov/RCW/default.aspx?cite=59.18&full=true>
- 05. Smoke and other odors.** You must contain odors to your apartment.
- 06 Smoke off the property:** If you or your friends smoke outside, please smoke away from the Iliad building. Cigarette butts are awful to look at and smell, as is second hand smoke. Please keep them off the Iliad property. Standing on the property line and smoking does not accomplish our goals of a smoke free environment. We want to prevent smoke from entering the building's windows and provide a smoke free path to and from the building. Smoking anywhere in the Iliad building or on the Iliad property is a violation. You can smoke in your apartment. { Smoke damage such as wall and ceiling discoloration and burn marks will incur fees. }.
- 07. Towing:** If you rent a space, park in your assigned space only. Vehicle owners are responsible for the cost of towing any vehicle if it is in the wrong space. Requests to tow a vehicle are only accepted from the person who rents the parking space. Vehicles will be towed from anywhere else on the property such as the **fire lane** { The stripe area by the 2<sup>nd</sup> floor exit } as it blocks other cars access.
- 08. Parking spaces** are for working vehicles only, live in vehicles and sub-letting will result in a forfeiture of the space.
- 09. All garbage must fit in the dumpsters.** The dumpster lids must be able to close. Do not leave beds or furniture or any other items in the dumpsters or in the dumpster room or anywhere on the Iliad property. There will be a \$100 fee per item.
- 10. Recycling has become mandatory in the city of Seattle.** In an effort to avoid fines we need to keep recyclable material out of the garbage dumpsters. In addition to not putting recyclable material in the dumpster, tenants must recycle properly. Recycling instructions are provided to tenants upon move in. Instructions are also on the top of the recycle carts. A hard copy of the recycling instructions is available upon request. More info about recycling is provided at the city of Seattle website: [www.cityofseattle.net/util/](http://www.cityofseattle.net/util/) OR [www.seattle.gov](http://www.seattle.gov) PHONE: 206.684.7665
- 11. Recycle electronic equipment** TVs, computers, laptops, and phones should be recycled please look for a proper place. More information can be found here:<http://www.seattle.gov/util/MyServices/LookItUpWhatsAccepted/index.htm> **Batteries and florescent bulbs are collected separately in the mail room because the City of Seattle does not collect them. Don't break the bulbs!**
- 11. Cabinets Alterations.** Nails screws, stick-on products or anything that will harm the surface inside or out is considered damage.
- 13. Noise** Musical instruments, televisions, stereos or any other device which can be operated at a high decibel level can be used at reasonable decibel levels between the hours of 7AM to 10PM { Reasonable meaning other tenants are not being disturbed. } Vacuums, dishwashers, or any other loud decibel producing device should be used during this time as well. Conversations outside the building close to windows during these times are amplified and can be too loud for people sleeping. Be aware and considerate.

- 14. Hallways and Stairwells:** From 10PM to 7AM especially around 2-3AM if you and your friends are coming to or going from your apartment please consider that other people might be sleeping on the other side of the wall in the hall or stairwell and they don't want to be woken up by you and or your friends having LOUD conversations, running, stomping or slamming your apartment door. Please be considerate of the people you live with and move quietly through the stairwells, halls and Iliad property during these times.
- 15. Building Doors:** Prevent strangers from entering the building. Notify management or call 911 if you see suspicious activity.
- 16. Keep Strangers Out Of The Building.** Do not duplicate or give keys to any person who is not a legal tenant of the building without written permission from management. Live-in guests are permitted, but limited to a two week stay. Their continued tenancy is subject to approval through our normal rental application process.
- 17. Fire Doors:** The stairwell doors must remain closed at all times unless you are actually walking through them. It is a fire safety issue enforced by the Seattle fire department. In addition to being fire doors, the laundry room doors are a noise buffer to keep the noise of the laundry machines out of the halls and from the people who live next to them. Please keep them closed at all times.
- 18. Laundry:** Please remember when your laundry needs to be moved so other people will have access to the machines when they need them. **The washer is 30 minutes and the dryer is 60.** Your stove and micro hood have timers on them. Phones and computers also have timers you could use or you can buy a timer. If you forget your laundry other tenants might remove your clothes for access.
- 19. The Iliad Is A Pet Free Environment.** With the exception of service animals required to assist humans. Pets are not allowed in the building for any reason. Some people are allergic to pets and should not be exposed to them for even a brief period. People have chosen to live here specifically for the pet free environment providing protection from pet noise, smells, waste and allergic reactions.
- 20. Horn Honking, Chirping And Car Alarms:** If you have a car, silence any sounds it can make when you get in and out of it. The honking goes on all day and night as people come and go. The sound can be very disturbing to people in their apartments next to where you park. Everyone has a different schedule and it may not be the same as yours. **Please be considerate of your neighbors.**
- 21. When Requesting Repairs** remember to grant permission to enter the apartment and to provide a time window. No credit will be given for repairs made by tenants. Any repair or services required due to tenant or a tenant's guest's neglect or misuse will be charged to the tenant. General maintenance, preventative maintenance and related issues are encouraged to be reported.
- 22. Signs** The only acceptable signs are ILIAD signs. Keep the windows, halls, building and the Iliad property free from signs.

I have received \_\_\_\_\_ keys for apartment \_\_\_\_\_ Each key must be returned to the Iliad when moving out. For each key not returned there will be a \$100.00 fee. {Mail Keys \_\_\_\_\_ Apt Keys \_\_\_\_\_ Medico Keys 2AA \_\_\_\_\_ 2AA \_\_\_\_\_ 2AA \_\_\_\_\_ 2AA \_\_\_\_\_ }

Tenant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

By signing I agree to adhere to all 22 rules listed above during my tenancy and I am acknowledging receipt of **Seattle's Rental Agreement Regulation Ordinance and Information for Tenants Pamphlet** or as an alternative, the following URLs which contain the same information and more  
[http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web\\_informational/dpdd016420.pdf](http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/dpdd016420.pdf)

PDF copies of the **Tenants Pamphlet** and other related documents are also maintained at [www.iliadapartments.com](http://www.iliadapartments.com)

If for any reason these documents have been moved, the websites are down or if you simply prefer a hard copy.

Please let us know.