



## Schedule "A"

The tenant further agrees to the following conditions:

1. All MPPM properties are strictly smoke free at all times.
2. Flags, bar lights, paraphernalia, or any items other than curtains are not to be displayed in windows.
3. Candles are expressly forbidden during the course of tenancy. Lit candles are not allowed at any time.
4. Pets are not allowed without permission from the property manager.
5. Windows will remain closed and secured during the fall to spring months.
6. Propane tanks are not permitted inside any apartment at any time. Proper storage is only permitted outside at all times.
7. The tenant has rented the interior of the apartment and will restrict furniture or decorating to the inside only.
8. Cleanliness will be kept to a high standard. The owner reserves the right to have cleaners brought in at the tenants' expense if the apartment is being neglected.
9. All damages will be reported immediately to the property manager including any unsafe conditions within or around the apartment building.
10. All tenants are jointly and severally responsible for the conditions listed on the lease.
11. Social gatherings will be restricted to the interior of the apartment and will follow the Town of Wolfville's noise by-laws at all times.
12. The apartments are for the enjoyment of the tenants listed on the lease, not for large gatherings and parties. The occupants plus one guest per occupant is an acceptable number for said gatherings. The owner or any of his

appointed representatives reserve the right to remove any person(s) from the property who are not complying with Schedule "A" or the lease agreement. The owner reserves the right to evict tenants with 14 days notice if unacceptable gatherings take place that attract the attention of security, police, the owner, or complaints from town citizens.

13. The tenant will cooperate with snow removal by moving vehicles in a timely fashion for the snow plows.
14. Garbage will be sorted and disposed of by the tenant according to municipal by-laws. Garbage that is not cleared from bins on garbage day will be removed by the landlord at a charge of \$35.00 per offense, plus any fees charged by Valley Waste Resource Management. This fee also applies to any unsorted rejected curbside garbage.
15. The tenant, prior to occupancy commencing, will open a Nova Scotia Power account. If the tenant fails to do so, all bills paid by landlord on tenants' behalf will be charged to the tenant and a \$25.00 service fee applied.
16. There will be no climbing on the exterior of MPPM buildings and/or walking, sitting, or standing on the roof. This will result in immediate termination of the lease.

#### Fee Schedule:

1. Keys not returned: \$25.00 per.
2. Cleaning: \$100.00 per hour.
3. Holes repaired in walls: \$100.00 per.
4. Painting: \$30.00 per hour.
5. Screens repaired: \$25.00 per.
6. Other damages: \$30.00 per hour.

Contact: Jasmine Buntain (902) 698-3632 (call or text) or email

jbuntain@msn.com.