



MERCY ANCHOR COMMUNITY CENTER
RULES AND REGULATIONS
(Rules)

All Lease Agreements are made subject to the following rules and regulations to ensure the health and safety of all tenants in the Mercy Anchor Community Center (the "MACC").

A. APPLICATION

1. Tenant shall mean the individual(s) who are applying to rent a Rental Unit at MACC.
2. All persons who wish to be considered for tenancy in a Rental Unit must complete a rental application and any other necessary papers.
3. Prospective Tenants must provide the names and ages of each person who will be residing in the Rental Unit.
4. Capitalized terms that are not defined in these Rules shall have the same meaning as in the rental application or Lease Agreement.

B. TENANT.

1. Tenant(s) must provide Landlord, upon Landlord's request, with the following information:
 - (a) Names, ages, and places of employment/school for each person occupying or residing in the Rental Unit;
 - (b) Descriptions, including license plate numbers, of all vehicles owned or operated by each person residing in the Rental Unit;
 - (c) Cellphone and/or landline telephone number for the Tenant(s) and all Occupants;
 - (d) Any other information requested by the Landlord for the lease of the Rental Unit to Tenant(s).

2. No person may reside in the Rental Unit unless he/she is listed on the Lease Agreement.

3. A guest or visitor that remains overnight in a Tenant's Rental Unit with regularity must apply for tenancy. The following shall be evidence that a guest or visitor is living in the Tenant's Rental Unit:

- (a) The visitor/guest maintains or stores items of personal property in the Rental Unit;
- (b) The visitor/guest receives mail in his/her name at the Rental Unit;
- (c) The visitor/guest has a telephone number listing for the Rental Unit;
- (d) The visitor/guest regularly enters the Rental Unit without the Tenant being present;
- (e) The visitor/guest has a key to Rental Unit; and
- (f) Any other fact or conduct which indicates the visitor/guest intends the Rental Unit to be their permanent place of residence.

C. DRUG AND ALCOHOL USE PROHIBITED.

1. Tenant shall ABSTAIN from all alcohol and drug use (unless prescribed by a physician). Tenant acknowledges and agrees that the MACC Premises Rental Units are 100% drug and alcohol free. No alcohol or drugs, other than those prescribed by a medical doctor may be on the MACC Premises or in a Rental Unit.

2. Landlord's discovery of the possession or use of drugs or alcohol on the MACC Premises or in a Rental Unit will result in immediate termination of the Lease Agreement and eviction of the Tenant.

3. Landlord has the right to require periodic drug testing to ensure Tenant's compliance with the 100% drug and alcohol free policy.

D. TENANT RESPONSIBILITIES.

1. Tenant is responsible to pay all Rent and Additional Rent when due.

2. Tenant is responsible for maintaining the Rental Unit in a clean and sanitary manner free from the accumulation of garbage or debris.

3. Tenant is responsible for taking all trash to the bins provided for weekly pick-up. Should a pest problem occur inside the Rental Unit, the Tenant will be responsible for all costs related to the removal and/or extermination of the pests.

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