

KARUK TRIBE HOUSING AUTHORITY
CHAPTER 8B
RULES AND REGULATIONS

IN ORDER TO KEEP THESE HOMES DESIRABLE, CLEAN AND ATTRACTIVE, WE REQUIRE ALL TENANTS TO FOLLOW THESE RULES AND REGULATIONS

- _____ 1. A Security Deposit of \$350.00 will be required from each renter upon signing a lease. In hardship cases, the deposit may be paid in installments.

- _____ 2. The lessee must live in the unit as his/her sole place of residence. All residents must be listed on the lease. Tenants agree to:
 - Not sublet the unit, or any part thereof,
 - Not use the unit for unlawful purposes,
 - Not make loud noises or disturb the rights or comfort of neighbors,
 - Not have pets or animals of any kind without prior written permission,
 - Be responsible for the actions or damages caused by all household members and visitors,
 - Maintain power to unit at all times,
 - Not have washer and/or dryer hooked up in apartments residence (elderly units are exempt).
 - Transfer utility account in his/her name within 10 days after move-in, utility account must be kept in Tenant's name at all times.

- _____ 3. Rent is due and payable on the first of each month. Rent is to be deposited into the KTHA account at Scott Valley Bank. If payment is not paid on or before the 7th a \$10 late fee will be charged to your account unless a written payment agreement (as defined in Chapter 7 Admissions and Occupancy Policy) is in place, a \$10 late fee will be charged to payment agreements not kept current as well.

- _____ 3a. As an incentive for KTHA Residents who keep their rent and payment agreements current for the entire calendar year, a 10% discount will be applied to their December rent.

- _____ 4. Keys will be supplied upon occupancy with a \$5 deposit per key. The deposit will be forfeited if keys are not returned on vacating. Costs of re-keying locks, if necessary upon move out, will be charged to tenant's account.

- _____ 5. Lessor agrees to report to KTHA within 15 days any changes in family income or composition.

- _____ 6. Tenant agrees to keep their units clean and not litter, deface or damage any part of the unit or grounds. Personal property stored around your house must be maintained in a clean, orderly and safe manner. Hazardous materials as described in tenant lease may not be stored. Porches will not be used for storage purposes of any kind, or for drying laundry.

- _____ 7. Charges for tenant caused damages will include but not be limited to:
 - Window, screen, and mini-blind replacement,
 - Major repairs such as electrical, plumbing, bathroom and kitchen fixtures, cabinets and doors,
 - Repairs and painting of interior and exterior,

- _____ 8. Tenant will not attempt repairs, but will notify KTHA promptly of any required repairs or maintenance. No alterations of any kind are permitted without prior written consent of KTHA. (e.g. wall paper, paint, fixtures). Contact paper or shelf paper with adhesives may not be applied.

- _____ 8a. Tenant will be required periodically to allow pest control contractors to enter their home. This will require tenant to prepare unit for treatment. A \$50 fee will be charged if it is necessary for KTHA staff to prepare unit.

- _____ 9. Vehicles shall be parked in designated parking areas only. Illegally parked vehicles will be removed at the expense of the owner. No more than two vehicles may be maintained at each unit without prior written approval from KTHA. Only one off-street parking space is allotted per unit.
- Inoperable and unregistered vehicles will not be parked over thirty days at which time they will be removed at the expense of the owner. Only minor repairs may be made on KTHA property. Tenants must obtain written approval from KTHA to park trailers, campers, boats, or commercial vehicles.
- _____ 10. Trash containers are located in collection areas. Tenants will remove garbage and waste from units in a timely fashion and place all trash in containers, breaking down large objects to conserve space. Absolutely no dumping of non-household garbage (oil, tires, electronics, anti-freeze, etc.).
- _____ 11. There is a 10:00 p.m. curfew for minors under the age of 18. Youth may be out with a responsible adult or to go home from an event or friends house.
- _____ 12. The use of guns (including BB and air guns), slingshots, and bows and arrows is not allowed on KTHA housing sites.
- _____ 13. Karuk Tribe Housing Authority renters and home buyers residing in houses may purchase, at their expense, a clothes line to be installed by KTHA maintenance department. Clothes lines must be of design specified by KTHA Housing Committee.
- _____ 14. Three (3) warning notices to a tenant within a six month period for the same violation of the Karuk Tribe Housing Authority Lease or Rules and Regulations, is automatic cause for eviction. **Upon receiving a second warning notice of lease violation, tenants will be referred to the Karuk Peacemaking forum.** One (1) warning notice or citation issued for drug related or violent offenses is automatic cause for eviction.
- _____ 15. When Karuk Tribe Housing Authority staff serves any tenant a 30 Day Notice, there will be a fifty-dollar (\$50.00) charge added to the tenant's rent account.
- _____ 16. KTHA may initiate eviction proceedings against a Tenant who allows an evicted KTHA Tenant to occupy their residence.
- _____ 17. The Karuk Tribe of California may periodically find it necessary to restrain individuals from tribal land. Any KTHA resident who provides lodging to or permits such person to be present at their place of residence shall be served a 30 Day Notice of Intent to Evict.

Each of the above items will be initialed by Tenant to indicate that they have read and agree to abide by these rules at the time of Lease signing. The Original will be kept in the Tenant's file and a copy will be given to the Tenant.

I the undersigned hereby agree to abide by all of the above stated rules and regulations. I also understand that failure to comply with these rules and regulations may result in eviction from the KTHA Housing Community.

Signature of Tenant

Date

Signature of KTHA Representative

Date