

SHARED-LIVING HOUSE RULES

MODERN MANAGEMENT GROUP, LLC | BERLIN, NEW JERSEY

These rules apply to residents and their visitors. Each resident rents an individual private room and shares designated common areas with other residents. These rules accompany the individual room lease.

01 Respect, privacy & community

Treat all residents, visitors and management respectfully. Threats, harassment, intimidation, aggressive conduct and discrimination are not permitted. Do not enter another resident's private room without permission.

02 Quiet hours

Quiet hours are 10:00 PM to 8:00 AM daily. Keep music, television, conversations and phone calls at considerate levels at all times.

03 Shared spaces & daily cleaning

Clean up after yourself after using the kitchen, bathrooms, living room and other shared areas. Wash and put away dishes, wipe counters and appliances, and remove personal items. Periodic professional cleaning does not replace daily resident cleanup.

04 Kitchen, food & laundry

Respect assigned food and storage areas; do not use others' food or supplies without permission. Never leave cooking unattended. Leave bathrooms tidy and remove laundry promptly when finished.

05 Guests & occupancy

Residents are responsible for their visitors and must be present during visits. Visitors must follow all house rules. Overnight guests require advance written management approval. No visitor may move in or become an additional resident without approval.

06 Drug-free property

This is a drug-free environment. Illegal drugs, illegal drug use and drug paraphernalia may not be used, possessed or stored in the home or anywhere on the property. This does not prohibit lawful prescription medication or authorized medical items.

07 Smoking & vaping

No smoking or vaping inside the house, including private bedrooms and indoor common areas. Smoking is permitted only in management-designated outdoor areas, including the front porch if designated. Dispose of cigarette waste properly and keep smoke away from doors, windows and others.

08 Trash, recycling & outdoor areas

Place trash and recycling in the designated bins and follow collection schedules. Keep the yard, porch, hallways, entrances and exits clear of trash and personal belongings. Use outdoor seating and amenities respectfully.

09 Bedroom, furnishings & property care

Maintain your assigned room in sanitary condition. Do not move, remove or alter supplied furniture, paint, drill, change locks or make alterations without management's written approval. Report damage promptly.

10 Keys, security & access

Keep doors locked and protect keys and access codes. Do not copy or share keys or codes without authorization. Notify management promptly if keys or access devices are lost.

11 Maintenance & safety

Report repairs, leaks, hazards and maintenance concerns promptly to Modern Management Group, LLC. Do not attempt unauthorized plumbing, electrical or other repairs. In an emergency or immediate threat, call 911 first and then contact management.

12 Parking & shared belongings

Use only approved parking spaces. Keep shared areas accessible to all residents and do not store belongings in common areas or another resident's space without permission.

13 Pets — approval required

Pets are considered case by case and are permitted only with advance written approval and a **separate signed Pet Approval Addendum**. For approved pets, the standard charges are a **\$200 refundable pet deposit** and a **\$25 monthly pet fee**. The pet deposit is refundable at the end of the tenancy, subject to documented pet-related damage and other lawful deductions. Assistance-animal requests are considered separately from standard pet charges.

14 Pet supervision & yard cleanup

Dogs may not be on sofas in the common living room. When their resident is away, dogs must be crated in the resident's room unless management approves another arrangement. Pets must be leashed outdoors, and pet owners must promptly pick up pet waste from the yard. Residents must prevent pet-related noise, odors and damage.

15 Management communication & reporting

Modern Management Group, LLC is the primary contact for resident questions, maintenance requests, conflicts and concerns. Immediately report suspicious activity, safety concerns and suspected rule violations to management. Do not confront anyone if doing so could put you at risk. Call 911 first for immediate danger.

16 Move-out responsibilities

At move-out, remove all personal belongings and excess trash from your room and any shared areas you used. Management arranges routine room-turnover cleaning separately; it is not automatically charged to the resident. Damage beyond ordinary wear and tear may be addressed under the lease and applicable law.

17 Rule violations

Management may address violations with appropriate notices and other lawful steps under the individual room lease. These rules do not override applicable resident rights or legal requirements.

RESIDENT AGREEMENT & REPORTING

As a tenant of this property, I agree to abide by these house rules and the terms of my individual room lease. I understand that I rent a private room within a shared home. If I observe suspicious activity, safety concerns or suspected violations, I will report them to Modern Management Group, LLC immediately. For emergencies, I will call 911 first.

Property address: _____

Resident printed name: _____ Assigned room: _____

Resident signature: _____ Date: _____

Owner / authorized agent printed name: _____

Owner / authorized agent signature: _____ Date: _____