

JORINS APARTMENTS AND STUDIO UNITS

HOUSE RULES

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SEPTEMBER 3 2006 ISSUE

RECOMMENDED POSTAL ADDRESS

**UNIT xxx, JORINS APTS N STUDIO UNITS
30 F BENITEZ COR PASADENA STS, BARANGAY PASADENA/
SAN JUAN , METRO MANILA 1500
PHILIPPINES (if from abroad)**

I. CONTRACT RELATED ITEMS

- 1 Signed Contract - 1 year, automatically extended until either party notifies the other 30 days before effective date
- 2 Completed Tenancy Application for Lessee
- 3 Completed Information Sheet for each of lessee adult companion
- 4 Payments - 2 months deposit and 1 month advance
- 5 Two months deposit cannot be used for other payments - rental nor utility and the like
- 6 Security deposits will not be refunded if LESSEE preterminates contract before six (6) months.
- 7 Security deposits or its outstanding balance will be refunded (if LESSEE terminates contract after six (6) months) after 30 days less outstanding obligations - meralco, water or restoration charges and the like, if any.
- 8 10% yearly increase
- 9 Lessor can terminate contract, for one month non-payment, or for any violation of the contract with 15 days notice
- 10 Lessee can pre terminate contract with 60 days written notice; no refund of security deposits if less than 6 months stay
- 11 Two months deposit cannot be used for other payments - rental nor utility and the like
- 12 Only registered tenants are allowed; guests staying more than overnight has to be registered; GUESTS STAYING MORE THAN OVERNIGHT WILL BE CHARGED PHP100 PER ADULT PER DAY; PHP50 PER CHILD PER DAY
- 13 Electricity (meralco), water (manila water) bills and sub meter bills (where applicable) are per individual units and is LESSORS account
- 14 All defects not arising from normal wear and tear are LESSOR'S responsibility - bulb, water faucet, washer and the like replacement
- 15 Transferring to other units are not allowed within contract period
- 16 Unit keys are to be returned; unreturned keys will be charged php500

II. PREMISES RELATED ITEMS - GENERAL

- 1 No commercial usage, sub lease nor boarders are allowed - unless otherwise authorize and said authorization is written on the contract
- 2 Spaces in front are for ingress and egress only. No temporary nor permanent fixture.
- 3 No storage of items/merchandise or the like. Only those needed for residential use only are allowed.
- 4 Cleanliness, garbage, etc is LESSORS responsibility.
- 5 All installations should be with written approval - telephone, cable television, air conditioner and the like.
- 6 No illegal power, water, telephone or cable television or the like is allowed
- 7 Rooftop areas are for emergency use only
- 8 All units including units 32-46 are to use rented internal space only.
- 9 Access to the units should follow recommended access route
- 10 Please observe basic decency such as silence and avoid looking at other units in accessing your own
- 11 Please avoid using outside areas for activity as not to disturb other tenants
- 12 No pets allowed
- 13 All units are turned over problem free - electricity, water, cleanliness and back to original state
- 14 Parking space is NOT available; the garage is for property owners use only

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II. PREMISES RELATED ITEMS - SECURITY, SAFETY, SANITATION AND POLLUTION

SECURITY

- 1 Guests are allowed up to 12 MIDNIGHT ONLY
- 2 The number of guests are limited as to what can be reasonably be accommodated by the size of the unit
- 3 LOCK doors at all times
- 4 Valuables are strongly suggested NOT to be kept inside the premises; management accepts no responsibilities for any loss
- 5 Tenants and their guests are discouraged from roaming around the compound
- 6 Tenants are expected to go straight to their units

SAFETY

- 1 Tenants, their companions and guests are expected to practice safety at all times
- 2 Tenants are encouraged to use the smaller gasulette cooking gas, however if a standard tank is preferred and or electric stove, please ensure
 1. The tank is always closed when not in use
 2. Monthly testing and cleaning of the hose and tanks are done
 3. Electric appliances are shut off when not in use
 4. Absence of 2 or more days - strongly suggest gas and electric supply be shut off and we would appreciate being informed
- 3 SMOKING are discouraged at all times; strictly no smoking in units 11 n 12
- 4 Children are to be accompanied by an adult inside and specially outside their units
- 5 Children are not allowed at anytime at the rooftop; units 32 to 46 are for max two adults only, no children.
- 6 Fire escape plans are strategically posted in the entire premises, please time to read and understand
- 7 Fire Entingushers are strategically located, please take time to read and understand usage

SANITATION AND POLLUTION

- 1 DIRT POLLUTION -Cleanliness, garbage, etc is LESSORS responsibility.
- 2 NOISE POLLUTION -Volume levels of radio, television and the like including conversations should be kept to minimum and the confines of the rented premises
- 3 Please avoid using outside areas for activity as not to disturb other tenants
- 4 No pets allowed

SOCIAL ACTIVITIES

- 1 Social activities are to be confined inside rented premises only and is strongly encouraged to end by midnight
- 2 It is highly recommended that all social; activities be confined to fridays n weekends and upto 12 MIDNIGHT ONLY

DRESS CODE

- 1 Tenants and their guests are expected to be properly dressed while outside their units and inside the facilities
- 2 No one is allowed to be roaming around undress or wrapped in their bath towels - lets respect others and the decency of the facilities

II. PREMISES RELATED ITEMS - UNIT SPECIFIC

Please refer to page 3

III. OTHERS

- 1 Common areas are maintained by us including street frontages
- 2 Retainer electrician, carpenter, mason and the like are available upon request and negotiation is between retainer and tenant
- 3 Internet access, printing, scanning, photocopying, fax is available for a minimal fee

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unit no	MAXIMUM NO OF OCCUPANTS	RECOMMENDED ACCESS	Electricity	Water	OTHERS
1	3adults+2kids or 4 adults	via garage gate-pasadena st	meco	submeter	
2	3adults+2kids or 4 adults	via garage gate-pasadena st	meco	submeter	
3	3adults+2kids or 4 adults	via garage gate-pasadena st	meco	submeter	
4	3adults+2kids or 4 adults	via garage gate-pasadena st	meco	submeter	
5	3adults+2kids or 4 adults	via garage gate-pasadena st	meco	submeter	
6	3adults+2kids or 4 adults	via garage gate-pasadena st	meco	submeter	
7	3adults+2kids or 4 adults	via garage gate-pasadena st	meco	submeter	
8	3adults+2kids or 4 adults	via garage gate-pasadena st	meco	submeter	
9	2adults ONLY	via garage gate-pasadena st	submeter	submeter	
10	2adults ONLY	via garage gate-pasadena st	meco	submeter	
11	2adults ONLY	via f benitez st gate	submeter	submeter	small gasulette only/strictly no smoking
12	2adults ONLY	via f benitez st gate	submeter	submeter	small gasulette only/strictly no smoking
13	2adults ONLY	via f benitez st gate	submeter	submeter	small gasulette only/strictly no smoking
14	2adults+2kids or 3 adults	via owners gate pasadena st	meco	submeter	
15	3adults+2kids or 4 adults	via owners gate pasadena st	meco	submeter	
16	2adults ONLY	via garage gate-pasadena st	submeter	submeter	frontage not included
17	2adults ONLY	via garage gate-pasadena st	submeter	submeter	frontage not included
18	2adults ONLY	own gate pasadena st	meco	submeter	may be flooded
19	2adults ONLY	own gate pasadena st	meco	submeter	may be flooded
20	2adults+2kids	own gate pasadena st	meco	submeter	may be flooded
21	2adults+2kids	own gate pasadena st	meco	submeter	may be flooded
22	2adults+2kids	own gate pasadena st	meco	submeter	may be flooded
23	3adults+2kidsor4adults	own gate pasadena st	meco	submeter	
24	3adults+2kidsor4adults	own gate pasadena st	meco	manila w	
25	3adults+2kidsor4adults	own gate pasadena st	meco	submeter	
26	2adults+2kids	own gate f benitez st	meco	submeter	
27	2adults+2kids	own gate f benitez st	meco	submeter	
28	2adults+2kids	own gate f benitez st	meco	submeter	
29	2adults+2kids	own gate f benitez st	meco	submeter	
30	2adults+2kids	own gate f benitez st	meco	submeter	
31	2adults+2kids	own gate f benitez st	meco	submeter	
32	STRICTLY 2adults ONLY & NO GUESTS ALLOWED as unit is very small	own gate f benitez st	meco	submeter	
33	STRICTLY 2adults ONLY & NO GUESTS ALLOWED as unit is very small	via f benitez st gate	submeter	submeter	no nailing on walls/doors allowed
34	STRICTLY 2adults ONLY & NO GUESTS ALLOWED as unit is very small	via f benitez st gate	submeter	submeter	no nailing on walls/doors allowed
35	STRICTLY 2adults ONLY & NO GUESTS ALLOWED as unit is very small	via f benitez st gate	submeter	submeter	no nailing on walls/doors allowed
36	STRICTLY 2adults ONLY & NO GUESTS ALLOWED as unit is very small	via f benitez st gate	submeter	submeter	no nailing on walls/doors allowed
37	STRICTLY 2adults ONLY & NO GUESTS ALLOWED as unit is very small	via f benitez st gate	submeter	submeter	no nailing on walls/doors allowed
38	STRICTLY 2adults ONLY & NO GUESTS ALLOWED as unit is very small	via f benitez st gate	submeter	submeter	no nailing on walls/doors allowed
39	STRICTLY 2adults ONLY & NO GUESTS ALLOWED as unit is very small	via f benitez st gate	submeter	submeter	no nailing on walls/doors allowed
40	STRICTLY 2adults ONLY & NO GUESTS ALLOWED as unit is very small	via f benitez st gate	submeter	submeter	no nailing on walls/doors allowed
41	STRICTLY 2adults ONLY & NO GUESTS ALLOWED as unit is very small	via owners gate pasadena st	submeter	submeter	no nailing on walls/doors allowed
42	STRICTLY 2adults ONLY & NO GUESTS ALLOWED as unit is very small	via owners gate pasadena st	submeter	submeter	no nailing on walls/doors allowed
43	STRICTLY 2adults ONLY & NO GUESTS ALLOWED as unit is very small	via owners gate pasadena st	submeter	submeter	no nailing on walls/doors allowed
44	STRICTLY 2adults ONLY & NO GUESTS ALLOWED as unit is very small	via owners gate pasadena st	submeter	submeter	no nailing on walls/doors allowed
45	STRICTLY 2adults ONLY & NO GUESTS ALLOWED as unit is very small	via f benitez st gate	submeter	submeter	no nailing on walls/doors allowed
46	STRICTLY 2adults ONLY & NO GUESTS ALLOWED as unit is very small	via f benitez st gate	submeter	submeter	no nailing on walls/doors allowed
47	STRICTLY 2adults ONLY & NO GUESTS ALLOWED as unit is very small	via garage gate-pasadena st	submeter	submeter	no nailing on walls/doors allowed
48	STRICTLY 2adults ONLY & NO GUESTS ALLOWED as unit is very small	via garage gate-pasadena st	submeter	submeter	no nailing on walls/doors allowed
49	STRICTLY 2adults ONLY & NO GUESTS ALLOWED as unit is very small	own gate f benitez st	submeter	submeter	frontage not included
50	STRICTLY 2adults ONLY & NO GUESTS ALLOWED as unit is very small	via f benitez st gate	submeter	submeter	no nailing on walls/doors allowed
51	STRICTLY 2adults ONLY & NO GUESTS ALLOWED as unit is very small	via f benitez st gate	submeter	submeter	no nailing on walls/doors allowed
52	STRICTLY 2adults ONLY & NO GUESTS ALLOWED as unit is very small	via f benitez st gate	submeter	submeter	no nailing on walls/doors allowed