BLYND ESSENCE
RESIDENTIAL TENANCY HOUSE RULES

There is zero tolerance for violence or aggressive behavior in the home. If you have a grievance, please contact the Operator at (559) 832-2871.

General House Rules:

1. No smoking inside Blynd Essence Home; smoking is only allowed outside in the backyard in the designated smoking area. No smoking in the front yard.
2. No illegal drugs, marijuana, or alcohol in or around Blynd Essence Home. Tenant cannot store or use drugs (including marijuana) or alcohol on Blynd Essence premises.
3. E-cigarette use and vaping are not allowed in the home; e-cigarette use and vaping are only allowed outside in the backyard in the designated smoking area. No smoking in the front yard.
4. No stealing or destruction of property.
5. No violence or possession/use of weapons including, but not limited to, guns, knives or explosives in or around Blynd Essence Home.
6. Cursing and/or abusive language is not allowed in or around the premises.
7. Tenant noise and behavior shall not interfere with other tenants rights, comforts, or conveniences.
8. Pets are not allowed.
9. Tenant and Tenant's guests shall not:
   - Annoy or disturb neighbors and/or their property;
   - Store or harbor any hazard or combustible material in and around premises;
   - Steal from others and/or neighboring propert(ies);
   - Feed stray animals.

Cleaning/Maintenance of Home:

10. Tenant is expected to make up their own bed daily.
11. Tenant is expected to do his/her laundry weekly following the posted Laundry Schedule.
12. Tenant is required to recycle/trash by placing items in the labeled bins.
13. Tenant is required to set out front the trash bins each Friday morning by 7am.
14. Tenant is expected to maintain proper hygiene (take showers regularly and brush teeth daily).
15. All tenants are required to participate in the cleaning of the common areas of the home, such as bathroom, kitchen, and living room areas.
16. Tenant will notify Operator of any items requiring repair, such as light switches or dripping faucets. Tenant shall not make repair to the premises at any time.
17. Rooms are to be kept clean, sanitary, and free from objectionable odors at all times. Rooms are subject to inspection at any time for health and safety.
18. Tenant shall refrain from leaving personal items in the hallways or other common areas.
19. Tenant shall not remove smoke alarms in the home or rooms. If a smoke alarm is ringing, please evacuate the home and notify the Operator immediately.

Meals and Food:

22. Label all personal food with your name.
23. All dishes must be washed after use and placed back in cabinets (do not leave in drying rack).
24. Eating is allowed only in the kitchen, dining room and family room. Eating is not allowed in the bedroom.

Utility Conservation Rules:

25. All tenants are expected to conserve water and electricity when possible.
26. Turn off lights during the day when sunlight is available.
27. Tenant is expected to conserve usage of water when needed.
28. Ensure all sink and shower faucets are turned off completely after use.

Visitors/Visiting Hours:

29. Tenant is responsible for the actions of their guests.
30. Tenant must clean shared spaces after their guests.
31. **Guest visiting hours are from 8am – 8pm.**
32. No overnight guests are permitted.
33. If a housemate is uncomfortable with your guest, your guest must leave.

Medication Management & Medical Emergencies:

34. In case of emergency, call Rizpah Bellard at (530) 867-7994. If Blynd Essence manager is not on site, or you are unable to contact her, contact Cleveland Bellard (510) 589-5390. If you are unable to reach Blynd Essence manager or Cleveland Bellard, call 9-1-1.
35. No transportation of any kind (doctor or pharmacy) is provided by Blynd Essence for the tenant.
36. Each resident will have access to a lockbox for their personal medication and belongings.
37. Medical marijuana is only allowed on the property in an edible form. Tenants that have been prescribed medical marijuana in any other form may not partake on the Premises – they must leave the Premises to administer their necessary dose of medical marijuana. Medical marijuana shall not be shared with other Tenants regardless of the circumstances.

Shared Housing Considerations:

38. Tenant is expected to respect the privacy of roommates and all other tenants residing on the Premises. Tenant shall not touch or utilize other tenants' personal items without asking permission.
39. **Quiet time is from 8pm – 8am**. Electrical devices and conversations should be kept at a reasonable level during quiet hours. Tenant shall use headphones when listening to personal music devices.
40. Hoarding of personal items will not be allowed. Tenant must maintain a safe and usable path- and use-way throughout the room. Operator may require you to remove or otherwise store items outside of Premises (i.e., storage unit) if hoarding occurs.

Earthquake/Fire/Natural Disasters:

41. In case of earthquake/fire/other natural disasters, tenant will leave the house immediately through the nearest exit. Move away from the house and use a cell phone or neighbor's phone to call 9-1-1.
42. In case of fire, call 9-1-1.

Pest Prevention:

43. Prior to moving belongings into their shared space, all new tenants are required to wash all clothing and other items.
44. Blynd Essence Home manager will inspect all clothing, bedding and other washable items before tenant is permitted to move into his/her space.
45. If at any point you think you may have bed bugs, notify Rizpah Bellard immediately so that they can begin treating the problem.

Professional Conduct and Behavior:

Blynd Essence Home houses a group of adults living together as a family.

46. Tenants are expected to treat each other like family; with dignity and respect at all times.
47. Abuse and harassment will not be tolerated.
48. No sexual conduct within Blynd Essence Home.
49. No fighting or abusive language.

Rule Violation

All tenants are expected to follow House Rules while residing at Blynd Essence Home. A copy of these rules are posted in the dining room for your convenience. Breaking any of the house rules may result in your eviction from Blynd Essence Home.

Grievance/Complaint Procedures

Grievances and complaints may be brought to Rizpah Bellard either verbally or in writing. Rizpah Bellard will respond to the grievance or complaint within 24 hours. If the issue is still not resolved, Rizpah Bellard will inform tenant of recommended actions.

I, _____, agree to these house rules and have received a copy for my records.

_____ _____

Tenant Signature Date