

THE PALMS RETIREMENT CENTER, INC.
525 E. Davis St.
Harlingen, Texas 78550

HOUSE RULES ON GUESTS

Residents who have guests are required to comply with the following rules. Failure to comply with any of these rules is a lease violation and may result in termination of your lease.

1. GUEST REGISTRATION

Residents must inform Management, in writing, of the name, address, and proposed length of stay of all guests who stay overnight at the site more than two (2) nights in a 90-day period.

2. RESIDENTS ARE RESPONSIBLE FOR GUESTS

Residents are responsible for the conduct of their guests. If a guest creates any nuisance or otherwise disturbs other residents at the site, he or she will be required to leave the site immediately. Residents are also responsible for any damages to the unit, common areas, or other site premises caused by the guests.

3. PROOF OF RESIDENCE

If Management suspects that a guest has moved into a resident's unit, Management has the right to demand proof that the guest doesn't live at the site. Acceptable proof includes leases, current utility bills, pay stubs, bank statements, car registration, mortgage coupon, or house deeds. The following proof will NOT be accepted: driver's license, phone book listing, tax returns, or any other documents that may contain out-of-date information.

4. LIMITS ON STAYS

No guest may stay overnight at the site more than 14 days in a six month period. To stay longer the guest must apply and qualify for residence at the site. If a guest who applies for residence meets the site's eligibility and selection criteria, the household must recertify with the guest as a new member of the household. The guests will then be considered as a member of the household, and rent will be adjusted accordingly.



The owner does not discriminate against persons with disabilities.



5. GUEST PARKING

Guests are to park in the south area next to the street or in the east area next to the driveway, leaving the parking spaces near the building for residents.

6. PET RULES

Guests are not permitted to bring pets into The Palms building. Pets brought onto the grounds must be on a leash and under the control of the guest at all times, and waste matter **MUST** be picked up and removed from the premises immediately.

7. NUMBER OF GUESTS ALLOWED AT ONE TIME

Residents may have a maximum of two overnight guests staying with them at any given time. Additional guests may be allowed with Manager's prior consent.

8. PROPER BEHAVIOR REQUIRED

Guests are expected to conduct themselves in the same manner The Palms requires of its residents, as mandated in the Lease Agreement. Examples of banned behavior include, but are not limited to, behaving in a loud or obnoxious manner and disturbing or threatening the comfort, health, or safety of our residents, employees, or other guests. Guests are also prohibited from engaging in criminal behavior on or near the premises, including, but not limited to, drug-related criminal activity, the unlawful use or discharge of firearms, and any other such activities.

THE PALMS RETIREMENT CENTER

Resident

Date

Occupancy Manager

Date



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