

RULES AND REGULATIONS FOR RENTALS

TO BE MADE PART OF THE LEASE FOR THE PREMISES LOCATED AT _____, BY LESSOR,
THROUGH SONIAT REALTY, INC., AGENT, DATED _____, WITH _____,
_____, LESSEE.

Below are some helpful telephone numbers for utility service companies. You should contact the proper offices depending on the location of your rental.

ORLEANS PARISH

GAS & ELECTRIC	ENERGY	1-800-368-3749
	GAS EMERGENCY	504-636-2020
	ELECTRIC EMERGENCY	1-800-368-3749
WATER	SEWERAGE & WATER BOARD	504-529-2837

JEFFERSON PARISH

GAS	ATMOS GAS SERVICE	504-849-4300
ELECTRIC	ENERGY	1-800-368-3749
WATER	JEFFERSON PARISH WATER DEPT. EAST BANK & WEST BANK	504-736-6060

SERVICE REQUESTS

If in need of maintenance service, call your Manager at SONIAT REALTY, INC., 488-8988, between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday. If you have an emergency repair request during the evening hours, holidays or on the weekend, call your Property Manager noted on line 283 of your Lease.

AFTER HOURS CALLING - Our personnel are concerned with doing the best job possible in serving you, however, they enjoy their time with their families; please consider this when calling after working hours.

EMERGENCIES

GAS ODOR - Immediately call the Gas Company's emergency number above when a gas odor is detected. If gas odor persists, turn off gas appliances and turn gas off at the meter. If Gas Company cannot remedy the problem contact Manager immediately.

BROKEN PIPES/FAUCETS/FIXTURES - Immediately cut water off at the valve nearest the break. If there is no cut-off valve, turn water off at the main house cut-off valve or the meter, to minimize damage to the property and your belongings.

NO ELECTRICITY - If power goes off to all or a part of your house or unit, first check the circuit breaker or fuse box. It is the Lessee's responsibility to make sure the problem is not with the breaker or fuses. Reset breaker or replace any blown fuses with the same size fuses. If the problem persists, contact your manager. If an electrician is sent and the problem is only a tripped circuit breaker, a blown fuse and/or caused by Lessee's appliances, Lessee may be held responsible for the bill.

MAINTENANCE

WATER SUPPLY - If there are any leaking water pipes, dripping faucets or constantly running toilets, please report these promptly to our office. These problems can cause serious damage, as well as excessive water bills. If such problems are not reported immediately to Manager, the Lessee may be charged for excessive water consumption and/or for the cost to repair any damage caused by leaks. To prevent excessive waste of water and/or possible damages, Lessee should turn off the water at the leaking fixture or at the main cut-off valve, if it is a bad leak.

PLUMBING STOPPAGES - If a plumber is called to unstop a toilet, sink and/or shower/tub drains, etc., and any foreign objects are found, such as sanitary products, too much paper, hair, grease, toys, etc., Lessee will owe the entire cost.

AIR-CONDITIONING/HEATING MAINTENANCE - For premises with central air/heat or window air-conditioning unit(s), it is Lessee's responsibility to keep the filters cleaned or changed on a regular basis. It is best to change the filter monthly. IF LESSEE FAILS TO DO SO, AND A SERVICE CALL IS NECESSARY BECAUSE OF A DIRTY FILTER, LESSEE WILL BE CHARGED FOR THE SERVICE CALL AND ANY REPAIRS RESULTING FROM THE FILTER NOT BEING CHANGED. Clean filters enable the units to perform better and enable Lessee's utility costs to be less expensive. In addition, grass and weeds must be kept from around the outside condensing units at all times.

SMOKE DETECTORS - If smoke detectors are provided, Lessee must check and replace batteries as needed, at his/her expense.

YARD/GROUNDS MAINTENANCE - It is Lessee's responsibility to keep the interior of the premises clean and the exterior and yard area free of tall grass, weeds, litter, trash and debris, etc. If Lessee fails to maintain yard when it is his/her responsibility to do so and the Lessor/Agent requires cleaning be done, the work may be done by Lessor's workmen at Lessee's expense.

