

House Rules

5614 Coliseum Street, Los Angeles

Residence Use:

- No subletting
- No overnight guests without prior approval
- No pets
- No smoking inside home

Maintenance & Repairs:

- Tenant responsible for normal wear and tear; landlord for structural, safety, and essential system repairs
- Promptly report maintenance issues

Noise & Conduct

- Be respectful of neighbors; keep noise levels reasonable, especially during quiet hours.
- No loud music, parties, or disruptive activities
- Adhere to HOA rules (document to be provided)

Sanitation & Cleanliness

- Keep the unit and common areas clean; dispose of trash in designated containers. Trash pick-up is every Friday.
- Gardner comes twice a month to maintain outdoor area.
- Ask if tenants would be willing to water indoor and outdoor plants and trees.
- Change air filter every 3 months; change water filter when indicated.

Security:

- Use locks, smoke detectors, and fire extinguishers as required by law.
- Keep doors locked and additional security features in place (pipes in doors and windows) when not at home.

Parking:

- Ample parking is available in driveway (2-3 cars). Additional street parking is available.
- Street cleaners restrict parking on south side of Coliseum on Tuesdays and on Mondays for the north side.

Rent & Payments:

- Rent is due on the first of every month via direct deposit.
- Late fees to incur as established in lease agreement.

Security Deposit:

- 2 months' rent payable upon signing of rental agreement.

Additional General House Rules:

- No use of any illegal substances, weapons or subletting
- No unauthorized alterations to the property (e.g. painting indoors/outdoors; hanging up pictures/artwork, etc.)
- Garage, wine fridge and office closet are not accessible.
- Utilities are renter's responsibility except for water, sewage & trash.
- Home provides 43" TV with streaming access.
- Internet and cable set-up are renter's responsibility.
- You can only use one electric appliance at a time on the kitchen counter to avoid fuse going out.
- May only use wax and sawdust fire logs in fireplaces (e.g. Duraflame, etc.)
- Outdoor furniture must be covered at all times when not in use; cushions must be stored in canvas storage bags at all times when not in use.
- Side gate currently broken - can't be used.
- If renter is agreeable to water indoor and outdoor plants, homeowner is willing to consider a reduction in rent.
- Use trivets on kitchen counters for hot items.
- Only use designated HE laundry detergent, empty excess water from laundry detergent tray after every wash
- Don't change code on front or back door without prior consent.

Home Furnishings & Amenities

Bedroom #1/Office:

- Guest bedroom/office with 1960 vintage sleeping couch (full size), 2 matching chairs and ottoman.
- Modern orange rug
- Vintage steel desk; can be used as workstation.
- Wooden cabinet with small library of children's books
- Wooden chest filled with toys
- 2 shelving units with framed artwork and artifacts
- Blackout curtains and shades

Hallway:

- Various framed pictures and artwork
- Large built-in hallway closet provides bath towels, beach towels, extra bedding for beds.
- Various home items (vases, candles, pitchers and other serve ware)

Guest Bathroom:

- Double vanity with modern wooden cabinets for storage
- Spacious medicine cabinet provides additional storage capacity.
- Enclosed bathtub and shower

Bedroom #2:

- King sized bed with 2 matching wooden nightstands and vintage reading lamps
- Large metal cabinet supplying a broad array of books.
- Closet with additional bedding, blow-up mattress, air pump, folding luggage rack.
- Vintage rug from Turkey

TV Room:

- L-shaped midcentury modern grey couch with coffee table
- Artwork on walls and above fireplace
- Fireplace
- Record player with selection of records.
- Credenza with 43" TV (with streaming capabilities)
- DVD player
- CD/DVD selection

- Sliding glass doors with access to the backyard
- Broom closet with cleaning appliances: vacuum, floor steamer, mop, ironing board, clothes steamer and other cleaning utensils

Primary Bedroom:

- King sized wooden bed with matching nightstands and modern lamps.
- Metal dresser with matching mirror
- Wooden dresser
- Small side glass table
- Upholstered bedroom bench
- Vintage wooden chair with matching footstool
- Oversized wooden framed mirror
- Walk-in closet with spacious storage
- Home safe
- 2 mobile AC/heating units
- Sliding doors with access to backyard

Kitchen:

- Full sized kitchen with stainless steel appliances
- Samsung fridge/freezer
- Double oven with gas stove
- Fully equipped pots and pans
- Coffeemaker
- Espresso machine
- Electric hot water kettle
- Toaster oven
- Juicer
- Kitchen Aid electric mixer
- Waffle iron
- Rice cooker
- Pot crock
- Forman grill
- Nutribullet
- Spice cabinet
- Plateware for 12
- Silverware for 12
- Glassware for 12+
- Ample serving dishes and utensils

Washer/Dryer area:

- HE washer & dryer
- Storage cabinets
- BBQ utensils
- Pantry
- Microwave
- Wine fridge

Living Room:

- Modern concrete dining-room table (seating up to 10 people) with 8 Chrome plated transparent chairs
- Vintage mosaic side table
- Vintage rug
- Artwork on walls
- Steel cabinet with art books and small bar area (includes champagne and wine buckets, cocktail mixers and a variety of alcoholic beverages)
- Fireplace
- Modern leather couch with 3 vintage wooden chairs
- Coffee table
- 2 side tables
- Large vintage closed cabinet with sets of additional glassware, serving dishes and vases
- Small Vintage wooden cabinet for additional storage

Entry way:

- Ring doorbell
- Glass console table
- Wooden mirror
- Black bench with shoe rack
- Coat rack

Outdoor area:

- Wooden table seating up to 12 people with matching chairs
- 2 Chaise lounge chairs (with cushions) and small wooden table
- Wooden loveseat with 2 matching chairs and wooden table (with cushions)
- 2 grey chairs with matching ottomans (with pillows)
- 3 patio umbrellas
- Various planters throughout the backyard
- Gas BBQ