

RewriteEngine On

RewriteCond %{REQUEST\_FILENAME} -s [OR]

RewriteCond %{REQUEST\_FILENAME} -l

RewriteRule ^.\*\$ - [NC,L]

RewriteCond %{DOCUMENT\_ROOT}/maintenance.php -f

RewriteRule ^.\*\$ maintenance.php [NC,L]

RewriteRule ^.\*\$ index.php [NC,L]