



June 10, 2025 GLA Meeting Link

<https://youtu.be/uRVqwPCHvgg>

Please see following pages for presentation from meeting



## Pg. 2, Sect. 5.- Tenant's Obligations

5. **Tenant's Obligations:** Unless otherwise agreed upon, the Tenant shall:

~~maintain in good repair and order the Premises,~~

- (d) keep the Premises, including but not limited to all plumbing fixtures, facilities, and appliances, in a clean and safe condition;
- (e) cause no unsafe or unsanitary condition in the common areas and remainder of the Premises used by him;
- (f) comply with any and all obligations imposed upon tenants by applicable building and housing codes;
- (g) dispose of all ashes, rubbish, garbage, and other waste in a clean and safe manner and comply with all applicable

~~and shall be responsible for the cost of any repairs to the Premises if the Tenant removes substantially all his possessions from the Premises,~~

- (n) not smoke cigarettes, cigars, pipes or any other tobacco or lighted product of any kind in any interior portion of the Premises, including any detached structures, and to pay the cost of any abatement, cleaning, ductwork replacement that may be necessary as a result of Tenant's failure to comply with this obligation; and

# Pg. 3, Sect. 6.- Landlord's Obligations

**6. Landlord's Obligations:** Unless otherwise agreed upon, the Landlord shall:

(a) comply with the applicable building and housing codes to the extent required by such building and housing codes;

(b) make all repairs to the Premises as may be necessary to keep the Premises in a fit and habitable condition; provided, however, in accordance with paragraph 11, the Tenant shall be liable to the Landlord for any repairs necessitated by the Tenant's intentional or negligent misuse of the Premises;

## Pg. 4, Sect. 9.- Rules & Regs.

### 9. Rules and Regulations:

(a) **Landlord Rules and Regulations:** The Tenant, his family, servants, guests, and agents shall comply with and abide by all the Landlord's existing rules and regulations and such future reasonable rules and regulations as the Landlord may, at Landlord's discretion, from time to time, adopt governing the use and occupancy of the Premises and any common areas used in connection with them (the "Rules and Regulations"). Landlord reserves the right to make changes to the existing Rules and Regulations and to adopt additional reasonable rules and regulations from time to time; provided however, such changes and additions shall not alter the essential terms of this lease or any substantive rights granted hereunder and shall not become effective until thirty (30) days' written notice thereof shall have been furnished to Tenant. A copy of the existing Rules and Regulations are attached hereto and the Tenant acknowledges that he has read them. The Rules and Regulations shall be deemed to be a part of this lease giving to the Landlord all the rights and remedies herein provided.

## Pg. 4, Sect. 10.- Right of Entry

10. **Right of Entry:** Landlord hereby reserves the right to Landlord, Agent and their respective agents and representatives to enter the Premises during reasonable hours for the purpose of: (1) inspecting the Premises and the Tenant's compliance with the terms of this lease; (2) making such repairs, alterations, improvements or additions thereto as they may deem appropriate; (3) showing the Premises to prospective purchasers or tenants, which includes the right to enter and take pictures in order to advertise the Premises; and (4) displaying "For Sale" or "For Rent" signs in a reasonable manner upon the Premises. Tenant acknowledges and understands that in the case of an emergency, the Landlord, Agent and their agents and representatives may need to enter the Premises at any hour to cause repairs to be made to preserve or prevent further damage from occurring to the Premises, and the Tenant agrees to cooperate reasonably with them in the event of any such emergency.

# Pg 10-11, Maintenance Addendum

## PEST EXTERMINATION

- Keep the Premises free from visible infestations of roaches, ants, hornets, bees, mice and other pests
  - N/A
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## MOLD AND MILDEW. To help prevent mold and mildew from accumulating in the Premises:

- Clean and dust the Premises on a regular basis
- Remove moisture on windows, walls, and other surfaces as soon as possible
- Immediately notify Agent of any evidence of a water leak or excessive moisture or standing water
- Immediately notify Agent of the presence of mold, mildew, or similar growth in the Premises after you have attempted to remove it using common household cleaning solutions or anti-microbial products
- Immediately notify Agent of any malfunction of any part of the heating, ventilation, air conditioning, plumbing, or laundry systems
- Immediately notify Agent of any inoperable doors or windows

## EXTERIOR MAINTENANCE

- Mow the grass in a timely manner
- Clean any gutters and trim any shrubs at least semi-annually
- Keep the porches, patios, balconies, and front and back yards free of clutter, unsightly items, and other personal articles

05/30/2025

# Inspection Notice

Dear Kelly,

This letter is to give you a notice that we will be doing an inspection at your place of residence on **June 2nd-June 6th between 9am-4pm**. You are not required to be present for the inspection. Inspections are only scheduled with tenants if they have a pet. If you have any concerns about a pet, please email our office at [info@tvinciproperties.com](mailto:info@tvinciproperties.com) or call 336-875-5188. There are times when inspections are not able to be completed during the scheduled week. If that is the case, the inspection will be rescheduled and you will receive a second notice.

Please be sure that you are maintaining your residence in accordance with your lease and maintenance agreement. Please check your ***HVAC filters, smoke detector batteries, replace burnt out light bulbs and any other items you are responsible for***. If air filters, smoke detector batteries, light bulbs, etc. are changed during the inspection, the cost of the supplies will be charged back to you.

As always, thank you for your continued support and cooperation.

Sincerely,  
T'Vinci Properties



## Example of Breach of Lease for Cleanliness:

Upon inspection of the property, it was noted that the property needs to be cleaned and/or de-cluttered. This is considered a breach of your lease. Per your lease, sections 5(d): "keep the Premises, including but not limited to all plumbing fixtures, facilities and appliances, in a clean and safe condition" and 5(g): "dispose of all ashes, rubbish, garbage, and other waste in a clean and safe manner and comply with all applicable ordinances concerning garbage collection, waste and other refuse."

We do understand that life gets busy, but please make sure to keep the property clutter free, clean and dispose of trash/food properly. This helps to prevent insects or damage to the property. To remedy, you will need to eliminate the clutter, properly dispose of trash/food, and clean the property including appliances within 5 days of the date on this notice. We will be re-inspecting the unit in 5 days, or you can take pictures of the property and email them to us to show that the breach has been rectified.

Your prompt cooperation is appreciated. If you have questions, please submit them in writing to [info@tvinciproperties.com](mailto:info@tvinciproperties.com) and we will be happy to answer them

Sincerely,

T'Vinci Properties



Presence is Key,  
Keys are Present...

Inspect,  
Inspect,  
Inspect.

If you won't  
do it, pay  
someone  
who will!



# Common Landlord Misconceptions

- I don't need to inspect the property
- The tenant is responsible for maintenance
- Tenants will change air filters
- Tenants will clean gutters
- Tenants will notice leaks
- The Security Deposit will cover it
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

# Common Tenant Misconceptions

- Pests are the Landlord's problem
- I must approve anyone entering my home
- If I submit maintenance requests my rent will increase
- The Landlord trims the shrubs/limbs
- If I hide the ashtrays in the oven during inspections, the Property Manager won't know we smoke in the house
- No one will know if I get a dog
- \_\_\_\_\_
- \_\_\_\_\_