

Additional Terms for Lease Agreement, Paragraph 44:

1. Tenant understands trash must be disposed of according to policies of any applicable HOA. Any fines for non-compliance of any HOA Rules are tenant's responsibility.
2. Tenant is responsible for monthly exterminating if desired.
3. Tenant understands that there will be an \$85 charge to be paid by the tenant if key is lost/tenant locked out of home resulting in staff having to be called out to open the home or provide a new key.
4. Rents not received by 5pm are considered received the next day.
5. Returned checks will cause no further checks to be accepted. Fees apply.
- 6. Absolutely NO smoking inside the home. Violation may result in lease termination.**
7. Tenant understands upon termination of the lease that the home must be left in the same condition as the home is in when leased initially which includes having carpets professionally cleaned, walls repaired, painted, and the property broom clean.
- 8. Heating and Cooling filters are to be changed monthly.** Tenant is subject to repair charges and a fine of \$150 if dirty filters are found.
9. Tenant is responsible for minor repairs such as replacing batteries in smoke/fire detectors, Heating and/or Air Conditioning Filters (see #8 above).
10. No solid or liquid fuel heating or cooking devices are authorized in the residence. Tenant assumes all responsibility for damages if this policy is violated.
- 11. The Interior and exterior of the property is to be kept clean and well-kept.** Tenant is responsible for all damage to premises, appliances, or equipment due to negligence.
12. Tenant is required to maintain Rental Insurance Coverage during the period of the lease by the tenant. A copy of the policy must be forwarded to Reeves Property Management within 90 days of the lease inception.
13. Reeves Property Management office hours are Monday – Friday 10am until 6pm. The office is not open Saturday, Sunday, or Holidays. Non-emergency requests for repair service received after 6pm during office hours will be responded to the following business day. Requests for repair should be made as follows: Phone: 325-9970, Text: 230-1413, Email: steve@rentwithreeves.com

Tenant: _____
Date

Tenant: _____
Date

Landlord: _____
Date