

Helpful Information



- The **HVAC filter should be replaced every 30 days**. Filters may be located in the return air grate or in the HVAC system itself. If you are unable to locate this area, please contact your Property Manager for further assistance.
- **AC systems may only cool 20 -25 degrees cooler than the outside temperature**. Thermostats should not be set below 68 degrees during the summer months.
- This is a friendly reminder to **refer to your lease regarding when rent is due** and when you will be charged for late fees.
- Please know **all animals will need to be approved by the homeowner** before an agreement can be signed. Contact your Property Manager for further assistance.
- **Place trash containers out only on trash pick-up days**. Be sure to remove trash containers from the curb by the end of day on trash pick up days.
- It will be the responsibility of the tenant to know and **abide by all Association (HOA) rules** if there is one. Please contact the Community HOA for a list of rules and regulations.
- If an **HOA Violation or City Violation is received** during your tenancy and a fine is given or if you fail to remedy the issue within a timely manner, **you will be held responsible for these costs**.
- **Above-ground pools and trampolines are not permitted on the property: D.** Prohibitions: Unless otherwise authorized by this lease, Tenant may not install or permit any of the following on the Property, even temporarily: a spa, hot tub, above-ground pool, trampoline, or any item which causes a suspension or cancellation of insurance coverage or an increase in insurance premiums. Tenant may not permit any part of the Property to be used for: (1) any activity which is a nuisance, offensive, noisy, or dangerous; (2) the repair of any vehicle; (3) any business of any type, including but not limited to childcare; (4) any activity which violates (5) any illegal or unlawful activity; or (6) activity that obstructs, interferes with, or infringes on the rights of other persons near the Property.

Disclaimer: *This document is provided for informational purposes only and is not a substitute for the terms and conditions outlined in your Residential Lease Agreement and any applicable addenda. Nothing in this guide shall be construed to waive, modify, or reduce any obligations, responsibilities, or liabilities of the tenant as defined in the lease. Tenants remain fully responsible for all maintenance and care duties assigned to them under the lease, including but not limited to: replacing air filters, changing light bulbs, and ensuring batteries in smoke detectors and thermostats are functioning properly.*