

House Rules/Charges

1. Only individuals on your lease may live in your house. Guests are limited to 7 days stay per year with prior written approval per management. Anyone over the age of 18 must fill out an application and be approved to stay in unit. Quiet Hours are from 11pm-7am. No approaches to neighbors or vice a versa on any problems or issues, if issue contact the police.
2. **No pets, unless on lease and approved in advance. There is a \$400.00 nonrefundable fee on each pet. All pet rents/fees must be paid before you receive the keys. If you have a pet that is unauthorized, you will be charged \$400.00 nonrefundable deposit and Monthly pet fee(s) from the beginning of your lease. No pet sitting or pet visits allowed. No exceptions.**
3. We provide trash pickup. You must use trash bags for all trash. Please take your trash out to help eliminate pest problems. You must put all trash inside dumpster only no extra's will be picked up. No trash or items can be left on exterior of property. All items must be kept off porches, stairwells and removed from exterior grounds and areas for lawn servicing and winter plowing.
4. You are responsible for yard maintenance of your home. Resident is responsible for all yard upkeep, mowing, trimming and all trash removal following the city of Hannibal ordinances at all times.
5. We are responsible for pest control. Please call with any issues. You will be billed additionally, and you are responsible if you get bedbugs. Bedbugs are not covered in the normal pest control of our units. If it is confirmed Bedbugs, you will be billed to your account additional charge of \$1000.00 for necessary specialized treatment for Bedbugs.
6. We do regular inspections looking for leaks, pests, any structural damages. We will repair all our findings in 30 days or less if possible. Any issue needs reported to our maintenance (TEXT ONLY) Chris (573) 719-8383 any issues on leasing to our corporate cell phone (573) 719-8233 leave information including video and photos. Text unit address, your name and contact cell or phone number with details on needed repairs etc.

7. Late fees start accruing on the 6th day of the month. You are responsible to pay locally at your appointed bank with deposits marking your slips with address and name on the first of every month. If on an Early Pay program and not paid and credited on account by the 25th you are required to pay the full amount of rent due for the first of every month. If you are past the 10th of the month, you will be processed to attorney at your expense per lease, therefore, you also voluntarily agree to vacate unit for unpaid rent due prior to the end of month knowingly recognizing you are responsible for the entire lease contract. Tenant is understanding and in agreement; that if you have not paid by the 10th, you are waiving all rights to the contract and will be held responsible for its entirety along with vacating voluntarily due to nonpayment.
8. It is imperative you have a written promise to pay for your current months rents if not paid on the first of the month with our corporate office on file if accepted emergency arises however, rent is due on the 1st of every month and late fees has NO cap per our lease. If you choose not to pay, You will be responsible for THE ENTIRE LEASE YEAR PLUS any and all legal fees. If you have not paid a deposit, the amount owed is due immediately.
9. If temperatures drop below 35 degrees, it is your responsibility to slow drip faucets, open your cabinet doors under sinks in bathroom and kitchen, and keep your heat on to protect your unit and building from pipe freezes and breaks. If you do not you are fully aware you will be responsible for any and all damages.

Bland Properties is a drug and crime free community and properties. Any crime or drug arrest involving our community or property is a violation of your lease with no refund on rent and no refund of your security deposit. It is an immediate eviction. All Multiple Unit housing is a smoke free interior/unit, Smoking is only permitted on outside exterior of Multiple Housing.

It is your responsibility to notify Bland Properties (TEXT ONLY) (573) 719-8233 and Chris Booth on any structural damage, plumbing, heating or AC, electric or any unsafe conditions.

We will bill the renter for any of the following damages they cause due to neglect or abuse. Charges are as follows but not limited to:

\$75.00 per hour on Heating or A/C labor + materials.

\$75.00 per hour on Plumber labor + materials.

\$75.00 per hour on electrician labor + materials.

\$75.00 per hour on Carpenter and painting labor + materials.

\$75.00 trash removal fee for per bag.

Locks \$75.00 per lock per door/\$125.00 with dead bolt.

\$50.00 locked out fee to open door.

Large Items left on premises or in unit will be charged additional fees to dispose of and labor.

Any item left on exterior and/or interior will be billed to tenant to remove and dispose of properly plus labor.

Minimum 1 hour charge on all labor.

All bills are to be paid in 10 days from date of billing.

**MO & IL - Please contact (TEXT ONLY) Maintenance line for all repairs -
1-573-719-8383**

MO & IL Corporate Cell Phone (573) 719-8233 contact Suzette Karpan