**MAITENANCE TIPS**

Being a great tenant is beneficial for both you and your landlord. Taking care of the property that you’re renting can save you money and help the landlord keep their home in great condition, even when they aren’t the ones living there.

**WHAT NOT TO FLUSH**

This is a very common mistake we see with our tenants. Even wipes that say they’re able to be flushed can do a lot of harm to the plumbing in the home. Baby wipes don’t break down, so instead of dissolving like toilet paper, it will clog the drains. Even if it does make it all the way through the pipes, it can become more of a problem as your pipes age. It also causes problems at water treatment plants. Please do not flush feminine products as this will cause the drain to back up over time. Should a drain require a plumber to unclog it and it is found there are products that should not be in there, we will unfortunately have to pass the bill onto you.

**LOCKING YOURSELF OUT**

We’ve all made the mistake of accidentally locking ourselves out. As frustrating as this can be, the cost for the locksmith is paid for by the tenant. Should you lose your house keys, mail key, or HOA key/fab, the cost of rekeying or ordering new ones is your responsibility.

**INTERNET/CABLE INSTALLATION**

Tenants often ask us for assistance with setting up their internet or TV services. However, landlords are not responsible for setting up your internet or TV services or helping with installation. This is something that will need to be handled directly with the provider. Please remember, you must get permission from the landlord to install a satellite dish. It may never be attached to the stucco or the roof and you are responsible for removing it upon vacating.

**HVAC FILTERS**

Changing the HVAC filter on a regular basis is key to the health of the heating and air system. On average, you should put a new filter in every 6 months. You might want to consider changing it more frequently if the home is larger, you have pets or are prone to allergies.

**SMOKE & CO2 DECTORS**

If your smoke detector starts to beep, it likely means the battery needs to be changed. This is also a tenant responsibility. If your smoke detector is in a hard-to-reach space (i.e. tall and vaulted ceilings), reach out to your landlord for the best course of action. A helpful reminder is to check & replace your batteries if needed each time we have a time change (Fall back & Spring ahead).

**LANDSCAPING**

Be sure to check your lease for your landscaping responsibilities. Most owners hire a gardener that will come weekly or monthly so the tenants don’t have to worry about it. Some will require that you maintain the landscaping yourself, whether it be making sure the sprinklers run regularly or watering plants. Please never adjust or turn off the timer without permission. If landscape maintenance is provided in your lease, please ensure all pets are put away with all waste picked up as well as no locked gates on your landscape service day. If you are noticing your lawn is drying or getting overwatered, please submit a maintenance request so we may have a landscaper address it.

**CLEAN REGULARLY**

One of the best things you can do for yourself and your rental is to clean regularly. This will help with the longevity of the home and its appliances. Cleaning the oven, microwave, and refrigerator are often overlooked but are common sources of a high cleaning bill after you move out.

Make sure you are properly ventilating your bathroom. Mold and mildew can grow easily in a humid room and cause damage to your shower and bathtub. It’s also important to know the difference between mold and mildew to properly address the situation.

Take care to clear any calcium buildup from faucets (shower and sinks). You can do this by mixing white vinegar with water and letting it soak for 30 minutes.

**NOTE HOA RULES AND REGULATIONS**

Living in a neighborhood with an HOA can be an adjustment for some tenants. HOAs typically have strict rules and regulations that must be followed. This can be anything from no parking of recreational vehicles, no basketball hoops, how long holiday décor may be displayed and what you’re allowed to have on your balcony. If you break one of these rules, even accidentally, there can be hefty fines.

If you have questions or concerns about any of the HOA rules you may contact your property manager for assistance but it’s best to contact the HOA directly.

**GARBAGE DISPOSALS**

Knowing how to reset your garbage disposal can save you and your landlord a lot of time. Many tenants often think a professional will need to come repair it, but in most cases it can be resolved with a simple reset. If you turn it on and you don’t hear any noise, you’ll want to reset the breaker on the bottom of the disposal under your sink. There should be a button (often red) for this. If you turn it on and instead hear a humming sound, you’ll need to unjam it with a garbage disposal wrench. Make sure you turn off the unit prior to doing this.

Should your disposal break or drain be clogged from something you put inside, the repair cost will be your responsibility. Please never put things like meat, potatoes, bones, pasta, or grease down the garage disposal.

**WATER SHUT OFF JUST IN CASE**

The water shut off for the interior of the home is typically located in the garage. Some homes only have one shut valve which controls both the inside and outside water and can be typically found in a in ground box in the front lawn. Should you have a sudden and uncontrollable water leak, turn off your water immediately and notify us right away.

**BREAKERS & POWER LOSS**

A tripped breaker can happen from time to time when to much power overloads it. If you loose power to just one wall or area of your house, odds are you tripped the breaker and usually it just needs to be reset. To reset a breaker, locate the panel (which is typically on the exterior of your home or some may be inside your garage), move the switch all the way to its “off” position, then back to “on”. You may hear a few beeps from appliances or smoke detectors when you turn the power back on, but that’s normal. You’re good to go.

Some outlets also have a red “reset” button. These are GFI’s and are usually located in bathrooms & the kitchen. If an outlet is not working or you loose power to the wall the outlet is on, try pushing the “reset” button. This will reset it in case something was tripped.

If you have tried both these tips and still are without power to one area of your home, please submit a maintenance request.

If you have lost power to your entire home, please call So Cal Edison at 1-800-611-1911.

**OWNER’S PERSONAL PROPERTY**

If you leased a home with a fridge, washer, dryer, outdoor BBQ, or ceiling fans these items are considered personal property of the owner and are without warranty or obligation of the owner to repair them. If you are experiencing an issue with one of these items, we are happy to provide you a recommendation or repair contact. Some owners may decide to cover repairs or replace these items if needed but per your lease, they are not obligated to do so and is on a case-by-case basis.