

TENANT RESPONSIBILITIES

- Tenants are more likely to be invited back for another year if they are polite and cooperative with owner/management.
- No-one moves in until cosigner agreements and leases are completed to landlord's satisfaction.
- No non-operating vehicles on property.
- No dogs or cats allowed on premises for extended periods of time unless cleared by owner and proper deposits have been paid.
- No litter boxes in the house.
- Tenants must keep interior and exterior of house clean and undamaged.
- Tenants must keep grounds of property clean and undamaged.
- Tenants must water the lawn, and otherwise care for the property grounds in a consistent manner without damaging the house (sprinklers hitting the house, etc...).
- If you choose to entertain, remember you are responsible for all damages to the house and grounds.
- All broken or breaking items in/around house must be reported to the owner immediately.
- All leaks, drips, malfunctions etc. must be reported to the owner immediately.
- Tenants are responsible for operating the toilets properly ie shutting off the valve behind the toilet when it starts to overflow so the bathroom doesn't flood. A ruined floor from repeatedly flooding the bathroom can take thousands of dollars to repair.
- Nothing should ever be flushed down the toilet except for toilet paper.
- Tenants are responsible for maintenance on the drains in the house. It will be necessary to buy Drano from time to time in order to keep drains unclogged from hair etc. Any plumber costs resulting from clogged drains will be passed on to the tenant.
- No overloading of washer or dryer. No more than a couple of pairs of jeans at a time for example. No shoes or backpacks in either. Empty lint trap on dryer! The dryer may catch fire if you don't.
- All illegal activity is absolutely forbidden.
- Any and all improvements/work to the property must be cleared by owner before work begins. Do not remove window screens!

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- No cigarette butts or broken glass left on grounds of property. Tenants will be charged by the hour if these are around at the end of tenancy and must be cleaned up.
- No smoking of cigarettes inside the house whatsoever.
- Tenants must keep bathroom floors clean and undamaged.
- Tenants must keep bathrooms ventilated properly during and after showering to keep ceilings from molding/peeling.
- Candles must be used with extreme caution!
- Late charge kicks in on the sixth of the month at 12AM. No exceptions!
- Security deposit cannot be used as last month's rent.
- No satellite dish installation allowed
- Renter's insurance is recommended

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