

ATTACHMENT "A" SPECIAL PROVISION
(attached hereto and made a part hereof)

Property Address

TENANT RESPONSIBILITY

1. HAVE UTILITIES TRANSFERED IN THEIR NAME BY MOVE IN DATE
2. PROVIDE A COPY OF UTILITY ACCT NUMBERS
3. PROVIDE A COPY OF RENTER'S INSURANCE
4. TENANT IS RESPONSIBLE FOR MAINTAINING FLOORS AS WELL AS THE WALLS/WOODWORK THROUGHOUT THE HOUSE
5. TENANT IS RESPONSIBLE FOR MAINTAINING THE BLINDS THROUGHOUT THE HOUSE
6. RETURN MOVE IN CONDITION FORM WITHIN 10 DAYS, OTHERWISE TENANT FORFEIT THEIR DEPOSIT
7. PET DEPOSIT \$350 (PER PET) NEED TO BE PAID NO LATER THAN MOVE IN DATE AND IS NON REFUNDABLE.
- ~~8. TENANT IS RESPONSIBLE FOR ALL REPAIRS CAUSED BY NOT CHANGING AIR FILTERS. FILTERS NEED TO BE CHANGED ONCE A MONTH.~~
9. TENANT IS RESPONSIBLE FOR TENANT'S OWNED APPLIANCES
10. IF WORK ORDERS ARE NOT PLACED IN TIMELY MANNER, IT WILL BE THE TENANT'S RESPONSIBILITY FOR REPAIR COST.
11. TENANT IS RESPONSIBLE FOR ALL KITCHEN AND BATHROOM STOPPAGES CAUSED BY THEM.
12. NOTIFY LANDLORD OF PHONE # CHANGE, EMAIL ADDRESS CHANGE
13. TENANT NOT AUTHORIZED CHANGE LOCKS TO THE PROPERTY WITHOUT LANDLORD AUTHORIZATION
14. PEST CONTROL AT LEAST ONCE A YEAR
15. ANY UNRESOLVED HOA VIOLATION RESULTING FROM TENANTS NEGLIGENCE WILL RESULT IN FEES TO BE PAID AT TENANT
16. **IF WE SCHEDULE A REPAIR AND TENANT MISS THE APPOINTMENT, THERE IS A NO SHOW CHARGE OF \$75 PER VISIT. YOU MUST CALL 24 HOURS BEFORE THE SCHEDULED TIME TO CANCEL OR RESCHEDULE.**

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Tenant 1. Signature & Date

Tenant 2. Signature & Date

Landlord or Property Manager Signature & Date