

714 Coe Road

Online rental payments required There will be no charge for a saving or checking accounts only. Debit and credit card rental payments will incur a 3.5% fee and a \$2.95 processing fee at tenant's expense. If rental payments are paid with a money order or check there is a \$25.00 per check processing fee. \$150 admin fee due at lease signing. Enrollment in resident benefit package mandatory at cost of \$25/month. See agent for details.

Pool maintenance included in lease price.

At all times the lease is in effect, Tenant must, at Tenant's expense, maintain in full force and effect a public liability insurance policy in amount not less than \$300,000.00 on an occurrence basis for losses related to the Property and pool and spa. Upon request, Tenant must provide Landlord a copy of an insurance certificate evidencing the required coverage. If Tenant fails to maintain the required insurance at all times the lease is in effect, Landlord may, in addition to Landlord's remedies under the lease, purchase insurance that will provide Landlord with the required level of coverage and Tenant must immediately reimburse Landlord for such expense.

No corporate or commercial leases are allowed.

Pool heater and fireplace run on a large propane tank on the property. The propane tank will be filled completely upon move in. It must be completely filled at tenants expense upon tenant moving out.