

## Landlord Rules

1. Tenant agrees to complete/cure any tenant caused deed restriction violations within 5 days of the notice. ie yard maintenance, storage or improper parking of vehicle or other items in driveway, broken windows, etc.
2. Tenant must change A/C filters every 60 days. If there is a landlord inspection or A/C service call and filter is clogged with dirt tenant will be charged \$150. Tenant will also be placed on automatic replacement every 60 days and rent will increase by \$100 per month.
3. Tenant will not paint, alter or change any part of the structure without first getting authorization from Landlord.
4. Tenant agrees to notify landlord immediately of any water leaks of any kind.
5. If lease property is on Septic, Tenant will adhere to the guidelines and restrictions as defined in the form Do's & Don'ts for Septic Systems.
6. All dishes must be scraped and rinsed before placing in dishwasher. Repair costs from stoppages or mechanical issues with dishwashers caused by tenant not removing food will be at the expense of the tenant.
7. Tenant is responsible for having pine needles, leaves, debris removed from roof and gutters (typically lawn service can do this) and will notify landlord immediately if larger limbs fall onto roof that could cause damage to roof materials.
8. Tenant understands and acknowledges that rent is due on the 1<sup>st</sup> and past due after the 3<sup>rd</sup> of each month. Evictions are filed on the 10<sup>th</sup> or 11<sup>th</sup>. If landlord agrees to accept past due rent after eviction process has started, Tenants must pay \$250.00 Fee to remove eviction hearing from docket. Tenant understands that a partial rent payment does not stop late fees from accruing.
9. Tenant understands and acknowledges that a returned check or returned ACH debit will be treated as if rent was not paid and late fees will occur from the 4<sup>rd</sup> until rent and all accrued late fees are paid in full.
10. Tenant understands and acknowledges that if rent check or online payment is returned one time, Landlord may require that all future payments be paid in certified funds.
11. Tenant will keep all landscaping at property maintained and watered. If landscaping is not maintained landlord will contract to have it maintained and tenant will be billed \$200 per month additional rent.
12. Home and Carpets must be professionally cleaned at end of lease. Paid Invoice(s) must be presented at the end of lease. Tenant is responsible for inspecting and approving cleaning before paying. Tenant will be responsible for any additional cleaning if required.
13. If any cigarette smoke is detected at any time during periodic inspection or at end of lease, lease will immediately terminate and deposit forfeited. Tenant may be further charged for cleaning and deodorizing property due to cigarette smoke.
14. If any trash or other material or objects are left in house, garage and on property, deposit will be 100% forfeited.
15. Any plumbing stoppages that are not caused by tree roots or drain line breaks are 100% the responsibility of the tenant. Tenants are informed not to flush wipes, diapers, or any similar materials. Any stoppages caused by this will be 100% Tenant Charge.
16. If keys and remotes (if applicable) are not returned within 24 hours after end of lease, a charge of \$250 will be deducted from the security deposit.
17. Tenant is responsible to fill holes, replant grass otherwise repair any damages to yard and lawn caused by tenants or pets during the term of the lease.
18. Tenant understands, acknowledges and agrees to accommodate periodic inspections by property manager including but not limited to interior and exterior access of entire property. Tenant will receive no less than 3 day notice by email of intended date of inspection.

Tenant Acknowledges receipt of Landlord Rules pertaining to the property at: \_\_\_\_\_  
Managed by Izon Property Management, LLC.

\_\_\_\_\_  
Tenant(s) Signature(s)

\_\_\_\_\_  
Date