

103F Lakeview Terrace

Landlord Rules and Regulations

Tenant must, promptly, notify landlord of needed repairs in writing, BOTH, via text (832-368-5836) and email (yvttwill@yahoo.com)

Tenant must also communicate any notices to landlord in writing, BOTH, via text (832-368-5836) and email (yvttwill@yahoo.com)

Landlord will respond to all written repair requests sent via BOTH text (832-368-5836) and email (yvttwill@yahoo.com) within 24-48 business hours to arrange and schedule a contractor.

\$55.00 Trip Charge will be charged to tenant when a contractor is called out for repairs.

Use of the fireplace is not permitted during this lease term.

***KitchenAid dishwasher will not be operational during the lease term*.**

Tenant must maintain all appliances left in the unit: KitchenAid Three Door French Refrigerator, KitchenAid Slide-in Electric Range, KitchenAid Built in Microwave, Bosch Stackable Washer and Dryer, and Wine Refrigerator.

***KitchenAid dishwasher will not be operational during the lease term*.**

Tenant's Required Maintenance:

At all times during the Lease Term, Tenant shall:

1. comply with all obligations imposed upon tenants by applicable provisions of April Sound Community POA (**Contact Number for information-** 936-588-1188) and Lakeview Terrace Owner's Association (Managed by DTA (**Contact Number for information DTA Community Management Services, Inc.** 832-364-6880) deed restrictions, building, housing, and health codes;
2. keep the Premises clean and sanitary
3. remove all garbage from the dwelling unit in a clean and sanitary manner;
4. keep all plumbing fixtures in the dwelling unit clean, sanitary, and in repair; and
5. use and operate in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air conditioning, blinds, window treatments, storage cabinets and other facilities and appliances (except dishwasher, which will be non-operational during the lease)

Tenant is responsible for patching and painting the walls to return them to original condition upon move-out.

Tenant is responsible for any careless or negligent property damage.

Regular inspections to be conducted every 3-6 months of a tenant's term.

Tenant must have the condo unit professionally cleaned before their move out date.

Move out inspection and check out is required.

All items on the inventory list must remain in the unit and in the original condition at commencement of the lease. See Inventory List.

All items on the following inventory list must remain in the unit and in the original condition at commencement of the lease.

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Inventory List

07/2022

White Italian Leather Sectional	
KitchenAid- Three Door French Refrigerator	
KitchenAid- Slide-in Electric Range	
KitchenAid- Built-in Microwave	
KitchenAid-Dishwasher (*will not be operational during this lease*)	
One Wine Refrigerator	
BOSCH White Front Loading -Washer and Dryer Set	
Two Wood and Wrought Iron Counter Height Bar Stools	
Four Wood and Wrought Iron dining chairs	
One Wood and Wrought Iron Round Dining Table	
One Wood and Wrought Iron Writing Desk	
One Ivory Leather Desk Chair	
One Taupe Living Room Chair	
One Taupe Living Room End Table	
3 Inch Fig Plant and Taupe Planter	
One Orchid with Taupe Planter	
One Upholstered Taupe Queen Bed and Queen Mattress	
One Taupe Wicker Storage Drawer	
One Brown Bedroom Storage Chest	
2 Large Bedroom Orange Flower Wall Pictures	
One Brown Wicker Outdoor Bistro Set- 2 Chairs and One Table	
3 2 FT Outdoor Plants and 3 Black Plastic Planters	
2 Outdoor Black Door Mats	