

Landlord's Rules and Regulations

1. All rents shall be direct deposited to Bank of American Account # 005862673405

TENANT'S INITIALS _____

2. Unless there is a maintenance emergency, service repairs must be approved first by emailing 3419FML@gmail.com. If a maintenance emergency- a condition which, if left unrepaired for more than 48 hours, would result in additional damage to the home or an issue, left unrepaired for more than 48 hours would be a detriment to the occupant's health. Service will not be performed on the weekend, and will require, in most cases, for the Tenant to be home.

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3. The Tenant shall be responsible for following all rules and regulations set forth by the Home Owner's Association which the home now or may become a member of in the future. If a violation of the Home Owner's Association Rules, due to a cause by the Tenant, result in a fine to the Landlord, the Tenant shall promptly reimburse the Landlord an amount equal to the fine.

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4. The home is required to be left in the same condition as the tenant moves into the home. Should the tenant fail to comply with the move out conditions, the tenant will be charged for repairs. The Tenant will leave the home clean when they move out.

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5. The failure of the Tenant to transfer utilities to their name prior to the move in date shall result in a fee of \$150.00 plus the estimated use of utilities from the move in date to the cut off date. All estimates will be done by Landlord.

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6. Keys will be available on your lease start date. If you want to designate someone else to accept the keys this needs to be done in writing to 3419FML@gmail.com.

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7. If at any time your yard is inspected, and found to be more than 5”tall, or to have weeds more than 5” tall, or that flower beds are not maintained, the yard may be mowed or beds maintained by a service designated by Landlord, and you, the Tenant will be charged for the actual service for you. You will be placed on a weekly lawn maintenance program, and you agree that your monthly rent will be increased by an amount necessary to fully pay for the lawn maintenance program.

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8. If at any time the Landlord or their representative finds evidence that there are person(s) not named in the lease as an Occupant(s), the Tenant shall be charged a \$500 fine. Should a guest be determined to be an Occupant, at the Landlords sole discretion that person shall not be permitted to be a guest in the property. All occupants over 18 shall be required to pass a full applicant screening, and Tenant will not be allowed to sub lease to another Occupant.

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9. Once per 6 months Landlord will give a 2 day notice if they need to come inspect the condition of the home.

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