

# Tenant Requirements

## Repairs

First \$250.00 of repairs are the responsibility of the tenant's for items other than HVAC (air conditioning and heating) and water penetration.

All appliance repairs, dishwasher, clothes washer, clothes dryer and refrigerator are the responsibility of the tenant's.

HVAC system return air filters must be replaced, at the expense of the tenant's) in accordance of the filter manufacturer recommendations and tenant is required to provide photographic proof of filter replacement at a minimum of every 3 months.

Failure to do so will result in a technician replacing the HVAC system filters and the tenant's will be responsible for the costs including all service charges.

## Insurance

Renter's insurance must be maintained throughout the term of the lease agreement. Proof of insurance must be provided to the landlord prior to the tenant's possession of the property. A \$100,000 liability policy with the landlord as Additional Interest Named Person and the landlord's mailing address must also remain in effect throughout the term of the lease agreement.