

Landlord Rules

1. Tenant understands rent is due on the first of the month and late after the 5th. If rent is not received by the 5th, eviction proceedings may begin.
2. Tenant agrees not to install any bars on windows or doors
3. Tenant agrees not to have a trampoline on the property
4. Tenant agrees to replace AC filters at least every 3 months and more frequently as required . Any air conditioner repair resulting from failure to change filters will be tenant's responsibility to pay.
5. Tenant understands that inspections may be done on the property throughout the term of the lease.
6. Tenant agrees to water the yard and gardens to keep the vegetation green and not change the landscaping without the owner's written approval.
7. Tenant will not modify or paint the property without prior written approval from the property owner.
8. Tenant will take care that excessive oil stains are not on the driveway or garage floors.
9. Tenant has viewed the property and accepts the property "as is" with the exception of any negotiated and approved repairs per the lease agreement.
10. Tenants are responsible for smoke detector battery replacement and agree to notify the landlord if a smoke detector is defective. If it is found during any inspection that batteries are inoperable or missing, the tenant will be charged \$10 for each replacement. If smoke detectors are removed by the tenant for any reason, the tenant will be charged \$50 for each smoke detector replacement. This is for the safety of the tenant!
11. Home will be professionally or thoroughly cleaned prior to moving out, including appliances. Carpets will be professionally cleaned.
12. Tenant acknowledges tile, by nature is slippery and caution should be used. The use of bath mats in wet areas is required.
13. No unauthorized entry prior to the commencement date on the lease, even if keys have been distributed with the lease. If agreement is made to allow tenant to move in early, the lease should be updated to reflect the move in date.

Tenant

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