

Additional Landlord Requirements

- No subletting allowed.
- Landlord recommends command strips to hang pictures etc. Tenants shall get approval of the landlord before nailing or screwing into the walls. Improper nailing/screwing can cause severe damage as there are gas lines, water lines, and electricity behind walls.
- Home is installed with an instant tankless water heater that the Landlord will need to flush for maintenance at least once a year, sometimes more frequently depending on usage.
- Tenant should not change the temperature of the tankless water heater without approval of the landlord. Changes to temperature can cause scalding to the water heater. Any damage done by this is the tenants responsibility.
- No smoking or vaping of any kind in the house.
- Garbage collection is Tuesday and Friday mornings. Recycle day is Friday mornings. Please keep trash bin & recycle either inside the garage after it has been picked up, or on the side of the house outside of field of view. HOA will fine if trash bins or recycle bins are left in the drive path or in front of the garage for several days. Fines will be tenants' responsibility.
- Tenant should only flush toilet paper in the toilet. No feminine hygiene products, plastics, beauty products, etc. should be flushed as they can cause plumbing issues.
- Landlord will have maintenance checks on the HVAC system, as well as change filters quarterly.

Tenant hereby agrees to adhere to these Additional Landlord Requirements.

Tenant Name

Tenant Signature

Date
