

## THINGS TO KNOW

❖ All rents & deposits are due in cashiers check or money order. We do not accept credit cards.

❖ If you pay any months rent in check and it is returned NSF you will be required to pay in cashiers check or money order from that point on. You will also be liable for all late fees & NSF charges until rent is paid in full.

❖ If you use the U.S. Post office to mail in rent, and we do not receive it by the 1<sup>st</sup> of the month or at any time, you are responsible for all late fees and possible eviction for non-payment of rent. It is your responsibility to make sure rent is paid, not ours.

❖ The deposit holds the house for one week then rent is due. No "deals" will be made with the deposit.

❖ A pet fee of \$200.00 for 20lbs or \$400.00 over 20 lbs., non-refundable as well as a monthly pet rent of \$35.00 is required for each animal that will be on the property. This amount could be more based on the property. NO ROTTWEILER, PITT BULL, GERMAN SHEPHERD, DOBERMAN, CHOW, AKITA, GREAT DANE OR WOLF HYBRID DOGS ALLOWED, NO EXCEPTIONS.

❖ All phone lines & utilities are to be maintained by the tenant. We do not handle phones, cable, gas, electric, etc.

❖ If you break your lease, you are liable for paying the monthly rent until the property is re-rented. You will also be responsible for a reletting fee in the amount of half the monthly rent.

❖ You must furnish your own heaters and window air units if the property is not central heat and air (central means ducted).

❖ If you call us for a repair and the problem is with your appliance, you will need to pay for that bill. You will also be required to pay for any plumbing bill that is your fault due to stoppage or not winterizing.

❖ The tenant is responsible for the first \$50.00 of each service call (unless part is defective).

❖ Tenant is responsible for any air conditioning and heating bill if filters have not been changed. The filters need to be changed once every month. No exceptions. If you keep a filthy house or have pets, you may need to change your filter more often.

❖ Tenant will be responsible for full cost of any repair bill caused by their negligence.

❖ We hold the right to remove any appliance that breaks if it was furnished with the property, and you will be required to provide your own (including cookstove, oven, window/wall a/c heat unit).

❖ If the home is not handicap accessible, the tenant will need to pay to make the property accessible. After the tenant vacates the property, they will need to pay to put it back to its original condition.

❖ We will spray one time within the first month for bugs, anytime thereafter you will be responsible for the spraying. We do not exterminate for Bed Bugs at any time.

❖ We will not repair windows unless broken by "an act of God". This is your responsibility. We do not provide weather stripping & will not repair doors caused by foundation movement due to varying weather conditions.

❖ Window screens are not provided, you are welcome to supply them if you would like. We no longer furnish or replace screen/storm doors.

❖ You must have the property cleaned, free of trash and the carpets professionally cleaned to have your deposit returned.

❖ The end date on your lease is final. We will not let you out of your lease. No Exceptions!!

Tenants Initials \_\_\_\_\_