

LEASE ATTACHMENT

1. **PARKING/VEHICLES:** Landlord/Property Manager has the right to regulate the parking on the property/driveway(s) at any time. Improperly parked vehicles, unauthorized vehicles, and disabled vehicles will be towed at Tenant's expense. Parking on the grass is prohibited. Working on motor vehicles is prohibited. Only vehicles listed on the Rental Application will be allowed on the property unless written permission is given by the Property Manager/Landlord. **NO BOATS OR TRAILERS ALLOWED ON THE PROPERTY AT ANY TIME.**
2. **KITCHEN:** Tenants must remove hard objects or broken glass from the bottom of the dishwasher as they can cause a costly malfunction. The disposal cannot grind objects such as artichokes, banana peels, pineapple rind, lemon/lime peel, melon peels, potato peelings and hard objects. Tenants agree to promptly reimburse manager/landlord for service calls related to jammed or broken disposals due to misuse or neglect.
3. **AIR CONDITIONER/HEATER:** Tenants agree to change out the A/C and furnace filter monthly as called for in the lease and to provide proof of filter changes to landlord upon request. Tenants should acquaint themselves with the appliances circuit breakers and cut-off switches. Fire ants and bugs are attracted to the magnetic field created by running the A/C and resident agrees to treat the area around the compressor to control the exposure to having ants or bugs cause the A/C to malfunction. The Tenant promptly agrees to reimburse the Property Manager/Landlord for service calls relating to dirty coils which is the result of dirty filters, unfamiliarity with controls, or by ants or bugs creating a malfunction.
4. **PLUMBING:** Tenants are to immediately report any water leaks or evidence of moisture penetration. If tenant fails to report a water leak or evidence of moisture penetration in areas that should be void of moisture, tenant can be held accountable for damage caused by water.
5. **SERVICE:** Emergency situations constitute uncontrolled running water, short circuits, and the presence of gas odor, fire, carbon monoxide or smoke. Emergencies are handled by calling the Landlord/Property Manager immediately. All other non-emergency service requests are to be entered thru the landlord/property manager's website or via email with a follow up phone call to the landlord/property manager to expedite the service process. Tenant must have a telephone number available so that service can be scheduled. Service is provided Monday-Friday from 9:00 a.m. to 4:00 p.m. Tenants are responsible for service calls from misuse, neglect, or being unfamiliar with controls and operation of equipment, or for failure to keep a scheduled appointment with a vendor.
6. **WINTER MONTHS:** Should the temperature outside the property go below freezing during the months of November through March or the interior of the home not exceed 60 degrees, then the Tenant should leave interior faucets slowly dripping and covering exterior faucets with faucet covers designed for freezing conditions, open cabinet doors to circulate interior heat of the home, or turn off the water at the main control and drain the water from the water lines and appliances. Tenant agrees to reimburse Property Manager/Landlord for repairs as a result of not following these instructions.

Initials of Residents _____, _____, _____, _____

7. **MOVE-OUT CHECKOUT:** On or before the last day of the lease, Tenant must return all issued keys to the unit's combo lockbox (if one is provided to property) or deliver them to the Property Manager/Landlord's office location described in the lease. Tenant should place all issued items, including garage door/gate remote controls, and other devices such as fan remotes and pool fobs in the kitchen drawer closest to the refrigerator. Tenants will be charged for any issued item not returned on or before the last day of the lease agreement. Tenant should notify Landlord/Property Manager via phone/email where and when the checkout items will be left at the time of move-out.

8. **PETS:** Unauthorized pets are a lease violation and will be removed from the premises at the Tenant's expense to an animal shelter or Humane Society by giving (1) day notice to the Tenant. If Tenant brings any unauthorized pet on the property for any amount of time, Tenant will be fined per the terms listed in Paragraph 9 of the lease agreement.

9. **AGENCY:** For the purposes of this lease as pertaining to notices to or from co-occupants, it is acknowledged that a notice to or from one co-occupant is deemed as notice to or from each occupant.

10. **MODIFICATION:** As per the terms of the lease, if the Landlord/Property Manager provides a business courtesy to the Tenant such as accepting in the past payments late, accepting a verbal service request, waiving late fees or other charges, the Landlord/Property Manager does **NOT** waive the right to refuse late payments or waive late charges or require that future service requests be in writing. It is hereby understood and agreed that a business courtesy is just that and **NOT** a lease modification by action.

11. **COMBO KEYBOX:** A combo keybox is provided for the Tenant's personal use and convenience when scheduling maintenance services or accessing the keys to the property in emergency situations. ONE KEY TO THE PROPERTY SHOULD REMAIN IN THE KEYBOX AT ALL TIMES. It is **the Tenant's responsibility** to care for and protect the privacy of the keybox, keybox location on the property, and the keybox code. It is up to the Tenant to determine if the keybox is utilized inside or outside the home (but always on the property) during the lease term. The keybox remains with the property at lease termination. It is recommended that the keybox be located on the exterior of the home at all times and that it be obscured from being seen from the street. If the keybox code becomes compromised, the Tenant may change the code ONLY with first obtaining instructions and permission from the landlord/property manager.

Initials of Residents _____, _____, _____, _____

MOVE OUT CLEANING GUIDELINES

After Tenant moves out, carpets will be professionally cleaned by Landlord/Property Manager's approved vendor at Tenant's expense. Tenants with pets will have an added expense for flea treatment to carpet. Tenants cannot choose the vendor. Carpet cleaning will be charged against the Tenant's security deposit. An \$85.00 administrative fee will be deducted from the Tenant's security deposit and paid to the Property Manager/Landlord if deductions other than carpet cleaning/treatments are listed on the security deposit itemization that is delivered to the tenant within 30 days of lease ending. Utilities must remain on in the Tenant's name until the end of the lease agreement or the utilities will be turned back on at Tenant's expense. Tenants agree that the following items will be cleaned upon vacating the property or deductions from the security deposit will be made for such cleaning:

1. In general, remove all personal belongings, trash, oils, grease, hair, dirt, sediment, dust and any buildup of foreign matter from all surfaces of premises, appliances and fixtures.
2. Clean floors (inside unit, garage, driveways and patios/decks), windows, (in and out), sills, walls, HVAC grills, shelving, cabinets, sinks, commodes, bathtubs, showers, shower doors, tracks and ledges.
3. Clean refrigerator, microwave, vent hood, oven, stove, burner drip pans (replace if beyond cleaning), broiler pan, stove vent filter and fan, backsplash.
4. Clean light fixtures, mirrors, doors, fireplace, entries, patios, garage and/or carport, storage areas.
5. Replace all air conditioning filter(s) (or clean filter if it is a permanent filter).
6. Replace all burned out bulbs or batteries to smoke detectors that are beeping or not functioning.
7. Mow front and back lawns, thin tree limbs to allow for adequate sunlight to lawn, trim trees/bushes a minimum of 6 inches from sides of house or 3 feet above roofline and remove weeds from planting beds (if Tenant responsible for lawn care per the lease).

Acknowledgement of receipt of the form is notated by initials at the bottom of each page.

Initials of Residents _____, _____, _____, _____