Amazing Realty LLC
You're Worth It

RULES AND REGULATIONS

1. Repairs that have not been approved by Property Owner or repairs due to negligence or willful acts of the Tenant will be Tenant's responsibility and expense. Repairs should be called into the Property Owner during normal working hours. If a repair problem comes up after hours and cannot wait until the Owner is available, the emergency shall be called to the emergency number given by the Owner.

2. If electrical refrigeration is furnished, Property Owner is not liable for any loss or damage to personal property due to temporary failure of refrigeration to operate.

3. If the heating and/or cooling system has filters, Tenant will change or clean every month to keep the system working efficiently. These filters are located inside the inside furnace unit or behind air return grille inside the house. When mowing the yard, direct the grass clippings away from the outside air conditioner unit. The outside unit can become clogged with clippings and burn up. The outside unit can be cleaned by turning off the air, then using a garden hose to rinse out debris and leaves from the unit. Damage to the system due to neglect of these items will be the tenant's liability.

4. Tenant will be responsible for upkeep and maintenance of lawn area which includes trees and bushes and shall keep same mowed, trimmed, clean, and in good condition. If not done in a timely manner, Property Owner or the City of jurisdiction will have it professionally done and charged to Tenant. Trash, debris, old furniture, or other items shall not be stored in the yard .

5. No parking will be permitted in yard, other than on driveways or slabs. No pets will be allowed at the property, unless prior approval is secured from the Property Owner.

6. No painting, redecorating or other alterations to the property will be done by Tenant without the written permission from the Property Owner.

7. If any damage is caused by waterbeds in the property, Tenant will be liable for all costs to restore property to original. It is strongly recommended that Tenant secure "Rentors Insurance".

8. Tenant must pay all utilities assessed against them at leased property. If tenant fails to pay for gas service to the property and has it turned off for six months, then the cost of testing the line to restore service will be a Tenant expense.

9. If a swimming pool is part of the property, Tenant will be responsible for the care and maintenance of the pool, regardless of amount of Tenant usage. Such pool shall be opened and closed by a professional pool company and maintained while open according to their instructions, at Tenant's expense.

10. All outside foundation vents shall be covered during winter months, and all outside water faucets shall have the hoses disconnected. Any freezing of water pipes due to negligence of the Tenant will be repaired and charged to the Tenant.

11. Any underground sprinkler systems with property must be turned off and drained for the winter months.

12. Enough heat must be maintained in the property during the winter months to prevent pipes from freezing whether Tenant is present or not.

13. At termination of occupancy, all trash, garbage, and debris will be removed. All nails in walls will be removed and holes filled with matching color so that they become indistinguishable from the rest of the wall. Tenant shall scrub all bathroom fixtures to remove mildew, soap scum and other residue. All kitchen appliances shall be cleaned inside and outside. All tile or vinyl floors shall be swept and mopped clean. All carpets shall be professionally cleaned and receipt retained to be given to Property Owner. All cabinets, light fixtures, electrical covers and woodwork shall be cleaned to remove dirt and other marks. Mirrors, windows, and door glass shall be cleaned. Garages and storage buildings shall be broom clean. Yards shall be mowed, trimmed and free of trash and debris.

14. Any defects or malfunctions in property shall be reported to Property Owner as soon as possible.

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Tenant

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Tenant

Date_____