

UTILITIES: In most cases - tenants are responsible for individually metered utilities (water, sewer, gas, electric, trash, phone, CATV). Some properties may charge a set monthly fee to offset the costs of such as water and/or sewer (ie: well and/or septic systems). In some cases - this may not be the case. Please inquire as to specifics for the property you are looking at. Once the lease is signed – effective as of the move in date - the Landlord **will** turn off any and all utilities and it will be up to you to have them turned on in your name. Utilities are required to be maintained during the lease term.

AS IS: Unless otherwise noted and agreed to - generally property is offered in an “as is” condition. Should you wish any specifics (modifications, repairs, etc.) please note these up front so the owner can consider same. The lease will contain stipulations as to what modifications, if any, are to be done by the landlord. Any modifications to the property you rent may be subject to you being required to restore the property to a condition similar to that at the time of your move in. Any damages may be deducted from your security deposit. Existing appliances are those that come with the property.

PETS: Some properties accept pets. Inquire for the property you are interested in. A pet deposit will be required. Consideration will be on a property by property basis and based on type and size of pet relative to the property and the owner. Pet deposits (refundable) are generally \$350@ but will vary. Additional pets considered depending on the property and the #, size, type, breed, etc. involved. Large potentially vicious dog breeds – such as Pit Bulls, Dobermans, Rottweiler’s, etc. will not be welcome due to potential damages, personal injury and increased liability.

SMOKING: All of our properties are NON-SMOKING properties. NO smoking is permitted inside any of our rental properties. Failure to adhere to this rule is subject to termination of your right to live in our rental property and cause for eviction. You will be charged for all expenses related to clean up of any issues stemming from smoking inside the property and any clean up of smoking debris on the outside.

YARD SERVICE: In most cases – involving single family homes – the tenant is responsible for yard service. For multi-family properties or condos and townhomes – typically this service is provided. If you wish to discuss or inquire about yard service or arrangements for a contract service – please do so. We have lawn services that can take care of the yard on a regular basis for reasonable fees.

RENTAL PAYMENTS: Rental payments are typically due on or before the first of the month. Typically the rent will be considered to be late if not received by the 3rd to the 5th day of the month (see specific lease) at which time a late payment fee will be assessed. A late payment fee of \$25 to \$50 initially will be followed with a daily late fee until the full rent is received in good funds. Partial rent and/or NSF checks will not reduce the late payment and daily late fees.

ONLINE PAYMENTS: Arrangements can be made to pay the rent, application fees, deposit fees ONLINE – inquire to get this set up. Will require an e-mail address and an address. Any fees associated with payment online will be a tenant expense.

DISQUALIFICATIONS: Any of the following by any applicant is cause for disqualification: Any recent drug related convictions; any conviction or adjudication other than acquittal of a sex offense; any conviction or adjudication other than acquittal of a felony; any felony charge relative to child abuse, endangerment, or sexually related crime.

FALSE INFORMATION: If any information provided on your application proves to be false or misleading, your application will be denied and your application fees forfeited.

CONFIDENTIALITY: Your privacy is important to us. Any and all information received from applicants shall remain confidential between us.

RULES: Tenants may not use the property for or permit any activity which may be considered to be a nuisance, offensive, noisy or otherwise dangerous; repairs of any vehicles; parking on the lawn; any business activities; any activity that violates any provisions of any applicable city code or ordinance or any violation of any applicable HOA rule;

If you have any questions, would like to review a copy of the lease agreement, etc. - just let us know. We thank you for your interest in our properties and look forward to having you as a tenant. FYI – we may – or may not be managing the property you are applying for.

Any and all information received and collected from you and other sources for the approval or denial of your application will be kept confidential and for our use only.

AFFIRMATION BY APPLICANT(S)

I / we affirm that I / we have read the application, lease agreement and all related documents thereto and that I / we understand all the terms and conditions and all applicable fees and charges.

Applicant’s Signature: _____ Date: _____
Applicant’s Signature: _____ Date: _____
Applicant’s Signature: _____ Date: _____
Applicant’s Signature: _____ Date: _____

“If you need some space – we’ve got the place”