

# Terri Lynne McNaughton Rules & Regulations

Tenant understands that carpets are professionally cleaned prior to moving in and after tenant vacates property; this charge will be taken from tenants Security Deposit. Tenant has the option of having a company of their choice to do the cleaning. However, the tenant must provide a receipt from the company and management must approve the condition of the carpet.

Unless Management notifies tenant the ac/heater filters must be changed by tenants on a regular basis. Failure to change the filters resulting in a malfunction to the heating/ac unit could result in tenant incurring charges.

No pets without permission from Management. All pet fees, deposits and agreements shall be taken care of in advance. Tenants will be financially responsible for any damages caused by pets regardless of any pet fees paid. The following breed of pets will not be accepted. Rottweilers, chows, pit bulls, pit bull breeds, wolf breeds, Doberman pinschers.

Tenants are responsible for unhooking hoses from outside water spickets in freezing temperatures. Failure to do so will resulting in pipes breaking will be the financial responsibility of tenant.

Tenants to return all keys, garage door openers, mailbox keys upon vacating. Failure to do so result in charges being taken from Security Deposit.

Tenant to maintain all exterior landscaping on the property. Failure to do so will result in management sending a crew to mow and charges being billed to tenant. Lawn must be mowed upon vacating the property.

All tenants will pay a late fee of \$25.00 plus \$5.00 per day after the 5<sup>th</sup> of the month.

Tenant is responsible for all pest control if needed.

Tenant Signature \_\_\_\_\_ Date \_\_\_\_\_

Tenant Signature \_\_\_\_\_ Date \_\_\_\_\_

Property Manager \_\_\_\_\_ Date \_\_\_\_\_