

Resident Responsibilities	Owner Responsibilities
Utilities – Must transfer Power, Gas, Water, Sewer & Trash into their name within 5 days of moving in. And Delinquent utility bills and fees. **in the City of Las Vegas, the Sewer will remain in the Owners name. This is not applicable in the city of North LV or Henderson.	Utilities – Responsible for all utilities during a vacancy. **in the City of Las Vegas, the Sewer will remain in the owners name even once a resident is secured & this is the Owner’s responsibility to pay.
Home Warranty – At times, the HW vendor may charge the HW fee to the resident at time of service. Management will reimburse the resident on behalf of the owner, in such cases.	Home Warranty – Home Warranty Service fees.
Insurance – Tenant/Resident liability and renters insurance.	Insurance – Landlord insurance.
Plumbing – Resident to notify us ASAP of any leaks they notice. Slow or clogged drains after approx. 90 days of move in.	Plumbing – Leaks of any kinds (major: slab, roof, main line, etc. / minor: toilets, sinks, etc.) Slow or clogged drains within approx. 90 days of move in.
Landscaping – Basic landscape clean-up. (excludes tree trimming).	Landscaping – Tree trimming. Repairs to bubblers, irrigation, watering clocks, etc.
Pest Control – After 30 days of move-in.	Pest Control – During Vacancy or within 30 days of move-in.
HOA – Violation Fees. Residents are responsible for certain violations.	HOA – Paying dues. Sending HOA notices or communication to McKenna PM for follow up. Any requirements made by HOA in regards to repairs, move-in costs, application fees, etc. Owner responsible for certain violations.
Keys – Lost keys/cards/remotes/fobs for the community amenities or property.	Keys – Providing all keys/cards/remotes/fobs for the community amenities or property.
Windows – Broken or Cracked Glass.	Windows – Frames/Latches/Locks/Seals (worn or broken).
A/C – Replacing filters every other month.	A/C – Repairs for central AC.
9-10-Month Evaluation – Resident to repair required items noted on the evaluation within 10 days of notification.	9-10-Month Evaluation – Owner to repair required items noted on the evaluation within 30 days of notification.
Smoke Detectors – Battery replacement.	Smoke Detectors – Smoke Detector replacement.
Maintenance/Additional items – *Interior/Exterior light bulbs *Filters of any kind *Adding salt to water softener systems *Anything damaged caused by resident or due to resident neglect *Burglary *Lost or stolen items	Maintenance/Additional items – *Electrical Issues *Roof Repairs *All Appliances *Garage Repairs (door, opener, springs) *Exterior Paint *Items present at residents move in (approx. first 30 days) *Pool/Spa Repairs and Maintenance *Solar payments/ Solar panels / any repairs needed for solar

****This list is a “Rule of Thumb”, There are exceptions at times****