

****This list is a "Rule Of Thumb", there are exceptions at times****

TENANT RESPONSIBILITIES	OWNER RESPONSIBILITIES
<p>Utilities: Must transfer designated utilities into their name within 5 days of moving in. Delinquent utility bills and fees. You will be informed of any utilities covered by HOA, or any bills that stay in the owner's name upon move in.</p>	<p>Utilities: Responsible for all utilities during a vacancy.</p>
<p>Home Warranty: Costs incurred for missing an appointment. Also responsible for all tenant caused issues.</p>	<p>Home Warranty: Home warranty service fees.</p>
<p>Insurance: \$100,000 Tenant liability insurance is required and is including in your Tenant Benefit Package. Renters insurance is required from a 3rd party (seek coverage including spoiled food & displacement)</p>	<p>Insurance: Landlord insurance.</p>
<p>Plumbing: Tenant to notify us ASAP of any leaks they notice. Slow or clogged drains after approx. 90 days of move in.</p>	<p>Plumbing: Leaks of any kind (Major: slab, roof, main line, etc. Minor: toilets, sinks, etc.) Slow or clogged drains within approx. 90 days of move in.</p>
<p>Landscaping: Basic landscape clean-up. (Excludes tree trimming)</p>	<p>Landscaping: Tree trimming, repairs to bubblers, irrigation, watering clocks, etc.</p>
<p>Pest Control: After 30 days of move-in.</p>	<p>Pest Control: During vacancy or within 30 days of Move-in (one time).</p>
<p>HOA: Violation Fees. Tenant is responsible for certain violations. Sending violations that come to the unit directly to McKenna Property Management.</p>	<p>HOA: Paying dues. Sending HOA notices or communication to McKenna PM for follow up. Any requirements made by HOA regarding repairs, move in costs, application fees, etc. Owner responsible for certain violations.</p>
<p>Keys: Lost keys/cards/remotes/fobs for the community amenities or property.</p>	<p>Keys: Providing all keys/cards/remotes/fobs for the community amenities or property at move in.</p>
<p>Windows: Broken or cracked glass.</p>	<p>Windows: Frames/latches/locks/seals (worn or broken).</p>
<p>HVAC: Replacing filters every other month.</p>	<p>HVAC: Repairs for central AC.</p>
<p>10 Month Site Evaluation: Tenant to repair required items noted on Site Evaluation within 30 days of notification.</p>	<p>10 Site Evaluation: Owner to repair required items listed on inspection within 30 days of notification.</p>
<p>Smoke Detectors: Battery replacement.</p>	<p>Smoke Detectors: Smoke detector replacement.</p>
<p>Maintenance/Additional Items: Interior/Exterior light bulbs, filters, anything damaged by tenant or due to tenant neglect, anything noted "As-is" in the lease.</p>	<p>Maintenance/Additional Items: Electrical issues, roof repairs, all appliances, garage repairs (door, opener, springs) exterior paint, items present at tenants move in (Approx. First 30 days), pool/spa repairs and maintenance.</p>

