



Responsibilities of Tenant

- Arrange and pay for applicable, utility services (electric, gas, water, & trash removal)
- Obtain and provide proof of personal liability insurance & if desired personal household contents insurance
- Inspect smoke alarms and carbon monoxide detectors, bi-annually, & replace batteries when needed
- Change furnace filter regularly (at least every three months) if residence has a forced air system
- Keep air conditioner compressor clean and free of debris, leaves, grass clippings, etc.
- Keep garbage, trash, waste and debris in proper containers and dispose of same at least weekly
- Cost of repair of glass, screens and doors if damaged by accident or neglect of tenant or anyone else.
- Cost of pest/insect control, except for wood destroying insect/pest, must report to landlord
- Cost of repairs to bath, tub/shower enclosures, tile, walls and floors if grout or caulk is not intact and properly sealed so as to prevent water penetration behind such seals when condition is reported, in writing, to landlord before damage occurred.
- Cost of repairs to garbage disposal, bathtub, toilets or drains, if caused by rags excessive grease, glass, metal, plastic, etc. or any accident or neglect of tenant or anyone else.
- Cost for any other repair incurred by landlord (repairs or otherwise) resulting from accident or negligence of tenant or tenant guests.
- Immediately notify landlord, in writing of any repairs needed that , if left unattended, would result in damage to the home
- Comply with subdivision/condominium rules and regulations

Except where the following exterior maintenance items are provided for by the subdivision/condominium Tenant shall:

- Keep sidewalks and driveways free from snow, ice and anything that may present danger to tenant or others.
- Keep grass cut, watered and trimmed and reasonably free of leaves and debris.
- Provide the necessary and proper care for shrubs and trees.
- Maintain gutters and downspouts so as to be clean and operable.

In addition, it is understood and agreed that Tenant:

- No pets on the property without the express written consent of Landlord.



- Shall not paint, or install or remove wallpaper, or otherwise alter the residence in any manner without written consent of landlord.
- Not to alter, replace or add door or window locks and shall return all keys to landlord upon termination of the lease
- Shall not park or allow guest to park anywhere on the property except in regular spaces provided for such vehicle parking.
- Shall not park or store any recreational vehicle, trailer or commercial vehicle on the property without written consent of landlord.
- Shall not store flammable or hazardous materials, except nominal amounts of gasoline, which is stored in proper containers.
- Refrain from activities of any kind that would interfere with any neighbor's peaceful enjoyment of their property.
- Shall not assign your lease or sublease or rent any portion of the property to anyone else.
- Keep landlord informed at all time of current phone numbers (residence, work and cell).
- Upon vacating, remove all personal property belonging to Tenant.
- Upon vacating, thoroughly clean the home and pay landlord the cost of professional carpet cleaning to be done after vacating.
- Shall pay all attorney fees & court costs in the event legal proceedings are instituted by landlord for non-payment of rent or late fees or any other breach of lease by tenant, including eviction costs.

Any questions or concerns please contact:

Select Leasing and Management

Email: Rentals@SelectLeasingStL.com