



RESIDENT HANDBOOK

**THIS HANDBOOK AND ALL UPDATES PROVIDED
DURING YOUR TENANCY ARE PART OF YOUR LEASE!**

10601 Courthouse Road, Suite 210
Fredericksburg, VA 22407
540-898-3316

www.fredericksburgarearentals.com

Welcome!

Congratulations! Moving into a new home is exciting and stressful, and we are here to help make the transition smooth. At Fredericksburg Area Rentals and Property Management, it is important that you have a good experience. Communication is the key to an excellent tenant/landlord relationship.

Your property managers are Tammy Odum and Darlene Torres. They can be reached in the office Monday through Friday from 9 a.m. to 4 p.m., and they answer voicemails and emails on weekends based on urgency. The tenant portal is a great way to communicate, submit work orders when your home needs repairs, and pay your rent online.

It is essential to read your lease and this handbook so that you know what is expected of us and what is expected from you.

Enjoy your new home!

TENANT GUIDELINES

This handbook contains information and answers to questions you may have while in your new home. These rules and regulations are provided to all our tenants and are designed to make your stay more enjoyable. Remember that this is a general handbook for all our properties, and some specific items, such as sump pumps, septic systems, fireplaces, etc., may not apply to the home you reside in.

Your cooperation in the following procedures is mandatory. Per Virginia Residential Landlord Tenant Act 55-248.17, any updates in this Handbook provided to you during your tenancy and the original Handbook during your tenancy are enforceable and considered part of your lease.

Think of the home you have leased and moved into as your own. During the lease term, your obligations are similar to those of the owner in that you must maintain and care for the home.

- 1.) **Rental Payments:** All rents are due on the 1st of every month. You will be charged a late fee of 10% of the monthly rent if the rent is not paid by the 5th. There are two ways to make your payment:

- **Tenant portal**—If you use routing and account numbers, you will not be charged a convenience fee. However, if you pay through the portal on or after the 5th, you may be charged a late fee if the bank hasn't cleared the funds.
- **Check, Money Order, or Cashier Check**—Please make your check payable to **Fredericksburg Area Rentals & Property Management** and drop it off or mail it to **10601 Courthouse Rd, #210, Fredericksburg, VA 22407. If you decide to mail your payment, make sure you send it in enough time to arrive before the 5th.** Please ensure your submitted form of payment has your property address noted and checks are signed.
- Rents remaining unpaid after the 5th of the month are delinquent. Late notices as well as a 5-day pay or vacate notice, will be sent. This will not end your obligation to the lease obligation. After 5 days, court papers can be issued, and a hearing date will be scheduled.

- If any check is returned for Non-Sufficient Funds (NSF), there will be a \$75.00 charge. This amount must be paid in certified funds or a money order within 24 hours of notification, or there will be a penalty of \$10.00 a day until rectified. If there is another NSF, you must pay in certified funds for the rest of your lease term. If your check comes back NSF and causes your rent to be late you will be responsible for the late fee of 10% of your rent.

2.) **Default of Rental Payments:** If your rental payment is not paid in full by the 5th of the month in which it is due, be advised that the eviction process may begin. You will be responsible for all attorney and legal fees and any court and collection fees incurred in our efforts to collect the rent monies due. Any unpaid charges by the end of the month they are charged may be added as additional rent. If rent is paid while legal action is in process, acceptance of rent will not necessarily stop legal action. A separate agreement must be reached if legal action is stopped. If your rental payments are late more than twice in twelve months, your lease agreement may not be renewed. A \$300 administrative fee will be charged to the tenant if the tenant has not paid rent. Fredericksburg Area Rentals & Property Management must file a Summons for Unlawful Detainer in court.

3.) **Early Termination Policy:** From time to time, it becomes necessary for a tenant to terminate a lease early. If you are not an active member of the United States Military, the following conditions must be met to terminate your lease early.

- Our office must receive a 30-day written notice. The notice must be from the end of one rental period to the end of the following rental period. It can't be from the middle of the month to the middle of the month. A Notice to Vacate form will be emailed to you to complete and return.
- The tenant is responsible for paying the leasing fee to market the property, which is one month's rent. Rent and utilities are the tenant's responsibility until the property is rented again and a new tenant moves in. All other terms and provisions of your lease must also be met. Any deviation from this policy is at the express written agreement by the landlord.

- A sign and lockbox will be placed on the property at a date mutually agreed upon, no later than 7 days after notice to vacate is received. The property will be listed in the Multiple Listing Service and when an agent wants to show the property you will receive a text asking for permission, you will respond with a Yes or No. Please allow all showings that are at a reasonable time and notice. Tenants must keep the house clean, neat, and presentable. Please make sure the yard is mowed, bushes trimmed and gutters clear.

4.) **Security Deposits:** Per the VRLTA 55-248.15:1.A. - The security deposit and any deductions, damages, and charges shall be itemized by the landlord and/or Fredericksburg Area Rentals and Property Management in a written notice given to the tenant, together with any amount due to the tenants within 45 days after the termination of the tenancy and delivery of possession. If you want to require an expedited Security Deposit, there will be a \$250.00 Administration Fee. **A copy of your utility bills showing a 0 balance, a carpet cleaning receipt, a wood-burning fireplace must have a cleaning receipt, if applicable parking/visitor/pool passes and all keys must be received before the security deposit can be released.**

5.) **Use of Property and Insurance:** The home should only be used for residential use. Property must be maintained and kept clean. Personal items must be neatly kept, not blocking entrances or exits, and not cause any damage to the home. All personal property in the house is at sole risk of the tenant, and neither the Owner nor Fredericksburg Area Rentals & Property Management will take any responsibility for the loss or damage of personal property. You are required to get Renter's Insurance and Fredericksburg Area Rentals & Property Management is to be named as an interested party. Proof of insurance is required before the tenant moves in.

6.) **Keys:** Tenant(s) will be issued one set of property keys. If a tenant gets locked out of the property, you may have the locksmith make duplicate keys for the current lock set only. We must maintain keys to all our properties. You may not change the locks without written consent from the landlord. If you are given permission to change the locks, a set must be given to us within 24 hours. If it is determined you changed locks without permission, we may re-key these locks at any time with the cost being charged to you. A new set of keys will be at our office for you to pick up between 9 am and 4 p.m. Monday - Friday. If you are locked out during business hours, an authorized tenant, with proper ID may borrow a key from us provided we have one. There is a \$50 fee to borrow our

key after hours. There will be an additional \$25 charge for any borrowed key not returned to our office in 24 hours. If we have to bring you a key during business hours for a lockout there will be a \$75.00 charge. If we have to bring you a key after business hours, there is a fee of \$150. If your keys are not returned to our office at your moveout time, there will be a rekeying charge of \$250

- 7.) **Move-In/Move-Out Checklists:** Included in your move-in folder you received when you moved in, is a Residential Inspection Report. It is very important you fill this form out and return it to us within 5 days. We will compare what you turn in with noted defective items to what we find at the move-out inspection. Turning in this form is essential so that you aren't charged at moving out for anything already there when you moved in. Failure to turn in the inspection form means you assume the property is in acceptable condition and any defects brought to our attention at move-out will be your responsibility. There are NO EXCEPTIONS to this procedure.
- 8.) **Removing or Adding a Tenant:** From time to time, you may have to add or remove a Tenant from your Lease. There will be an administrative fee of \$250. You will need to notify the office of the change and send us written notice from the person moving out. A new application will be required for the occupant to move in. They can move in only once they are approved through the screening process and application.
- 9.) **Periodic Property Inspections and Repairs:** As part of your lease, the Owner/Landlord reserves the right to inspect the property with proper written notice of 72 hours. We make every attempt to reach you. If you do not respond to the written notice, the appointment will commence as planned. If Fredericksburg Area Rentals and Property Management deem general maintenance necessary, every attempt will be made to give you 72-hour written notice so that the repairs can be made, unless it is an emergency. If the property is not maintained, the tenant will be given written notice of any deficiencies and 21 days to remedy them. Any breach not corrected will be addressed per your lease.
- 10.) **Emergency Maintenance and Repairs:** An emergency is when danger is present, or property damage has occurred or is about to occur. Examples of emergencies are a flood, massive leak, no heat in the winter, no hot water, fire (call 911 and then us) you smell electrical burning, etc. To report an emergency call the office at 540-898-3316, even if it is after hours or on the weekend, we get the messages immediately. For non-emergency repairs, please put your work order in your tenant portal for efficiency. When entering your work order, please

be as specific as possible about the problem and offer as many details as possible so that maintenance knows how to prepare for the work. If any work done on the property is found to be the fault of the tenant, the tenant will be responsible for the bill.

- 11.) Lease Renewals:** When it comes time for your Lease to end, we will be sending you a notice asking you if you would like to renew for another year or if you are planning to move. If you are planning to stay for another year, there is a \$25 renewal fee that will be applied to your rent amount that month once it is returned. If you plan on staying and want to renew your lease, it must be signed and returned to us by the Lease Start date on the Renewal. If it is not sent back to us, a \$75 charge will be added to your rent amount that month.
- 12.) Month to Month:** Sometimes, you will need to go month to month when your lease has expired. There are some additional charges if this is the case. For extending 1-3 Months, there is an additional \$350 monthly charge added to your monthly rent. For 4-6 Months, there will be an additional \$150 added to the monthly rent. If it is longer than 6 months, you will need to be put back on a yearly Lease.

General Rules:

- 1) **Pets:** Farm animals, snakes, other reptiles, exotic animals, and any large or aggressive breed of dogs will not be permitted. Dogs considered to be aggressive are: Pit Bulls (Staffordshire Terrier & American Bulldog), Akita, Rottweiler, Sharpei, Presa Canario, and Wolf Hybrids, and any mixed breeds, including any of those mentioned above, will not be permitted. If your lease allows for a pet, remember it is a privilege and can be revoked at any time. If the pet becomes a nuisance to the neighbors, damaging the property, or a danger to anyone, the tenant will receive written notice and the pet must be removed within 5 days. Tenants are required to pay a refundable pet deposit of \$500.00 per pet. The tenant is responsible for having the property deodorized, and sprayed for fleas, and you will be responsible for any damage caused by your pet.
- 2) **Guests:** You are responsible for your guests. Any person or persons staying more than three weeks each calendar quarter will be considered tenants for your lease agreement unless prior written permission is obtained from the Landlord/Owner. Only those persons listed on your Lease Agreement have permission to occupy the premises. Any other occupants not on the Lease found living in the home will be charged \$1000 per person per month. All portions of this Resident Handbook and Lease Agreement apply to your guests.
- 3) **Homeowner's Association:** Tenant and Tenant(s) guests are responsible for abiding by all Homeowners Association rules and regulations. Any violation caused by the Tenant or the Tenant(s) guests that results in a monetary penalty or is acceptable to the Owner will be your responsibility to pay. These fines will be due and payable upon notice to you, and if left unpaid at the end of the month, they will be considered additional rent. A copy of the rules and regulations may be obtained through the Homeowner's Association.
- 4) **Parking and Vehicles:** All vehicles shall be parked in assigned areas (garages, driveways, parking lots, etc.) or on public streets where allowed. Parking on lawns, sidewalks, and other areas not specifically designated for parking is prohibited. No vehicle repairs (except minor repairs) are allowed at any time. No oil or fluid stains are allowed on the garage floor, driveways, walkways, or any other area of the property. No RVs, campers, boats, school buses, or heavy commercial vehicles are to be parked on the property without the written consent of the Landlord/Owner. If your location requires parking and visitor parking permits, they are given out by the Homeowner's Association.

- 5) **Trash, Garbage, and Recycling:** All trash, garbage, and recycling materials must be placed in appropriate containers (the management company does not provide these). All containers are to be discreetly stored. The Tenants are required to make arrangements to have trash and garbage to be picked up weekly. If the property is in a Homeowners Association that includes trash pickup, the trash service information will be provided to you.
- 6) **Disturbances, Noise, and Nuisance:** All tenants, residents, and guests are expected to conduct themselves in a manner that will not offend or disturb neighbors. Any activity that causes extreme noise, traffic, or disturbance is cause for eviction. This includes loud or lewd music and vulgar or profane language. Any drug activity or illegal activity will be cause for immediate eviction and will not be tolerated.
- 7) **NO SMOKING:** Smoking is not allowed inside the property. The tenant is responsible for and will pay for any smoke damage and mitigation.
- 8) **Listing the property while occupied:** The property may be listed for rent or sale. The property must be in good condition and ready for showings to start. The showings usually occur between 9 am and 7 pm. You will receive a text from ShowingTime when the agents request to show the property. You will type Y for yes or N for no in the request. It is vital to allow showings as much as reasonably possible. Illness and children's parties are good reasons for the house being unavailable to be shown; however, no one at home or out-of-town guests are not reasonable reasons to reschedule. Minimum showing requirements are:
- All beds are made, and bedrooms are neat.
 - Floors are recently vacuumed, clutter-free, and there are no piles of dirty clothes.
 - The kitchen and baths are clean.
 - Dogs are in a kennel or off-property.
 - Litter boxes are clean and odor-free
 - The yard is mowed and trimmed, the gutters clean, and the home looks maintained.
 - Blinds/curtains are open, and lights are on when possible.

The better a home shows, the more likely it will rent quickly. The faster a new tenant is found, the less likely you will be bothered by showings. A home that shows well benefits everyone!

Important things to know:

When you first move in, locate the breaker box and note the location of the ground fault circuit breaker. In case of a leak or flood, locate the main water shut-off valve. If your property has gas and/or propane, make sure you know where the shut-off valve is. All toilets and sinks have water shut-offs. If your toilet or sink leaks, shut off the water source until it is repaired.

- 1) **Heating and Air Units (HVAC):** The tenant is responsible for changing the filters in the home every month. Failure to do so can cause damage and malfunction to the system. The repair cost will be the tenant's financial responsibility if this occurs due to neglect of not changing the filters. Do not block the air returns with furniture. When the temperatures are over 95 degrees, do not set your thermostat too low; the equipment cools too fast, and moisture will freeze on the unit's exterior, causing the equipment to freeze up and not work correctly. If this happens, turn off the unit so it may thaw. If the condensation line becomes clogged or frozen, turn off the unit. Enter a work order through your portal so that we can get it repaired.
- 2) **Circuit Breakers/Fuses:** You will have a panel box full of breakers in the home. The panel box door will be labeled to show which breaker operates in what area. When the circuit is overloaded, it will trip the breaker. If a circuit breaker trips, it could still look like it is on. Make sure you turn the breaker to the off position and back to the on. This procedure should restore power to whatever is on that circuit. The ground fault circuit (GFCI) breaker is on the outlet receptacle and is usually near water sources (for example, the kitchen, bathrooms, and laundry rooms). If you have an outlet receptacle that is not working, press the red button; it will say reset. This should fix any outlet receptacles on that GFCI breaker. If none of this fixes your issue, please enter a work order through your tenant portal.
- 3) **Plumbing, Well, and Septic Systems:** These are essential systems in the home and must be cared for by the tenant. Do not flush any feminine products, disposable diapers, or wipes. The toilet will become clogged, and you will be charged for the visit by a plumber to clear the line. Septic systems can't handle these products and can damage the septic system. It is very costly, and you would be responsible for it as the tenant. If you have a leak, please report it immediately and enter a work order through your tenant portal. If your home is on

a well and your water pressure drops, or you have an issue with water flow, please report it immediately and put in a work order through your tenant portal.

- 4) **Smoke Detectors:** Tenants are required to check and replace smoke detectors' batteries twice a year. If the smoke detectors are not operable, notify Fredericksburg Area Rentals & Property Management immediately. DO NOT disable smoke detectors for any reason. A re-installation fee of \$50 will apply per smoke detector.
- 5) **Extermination:** Some insects are expected to appear in your home occasionally. However, if you notice more significant issues, please report them immediately through your tenant portal or call the office at 540-898-3316. Once you have lived in the home for 5 days, any pest issues will be the tenant's responsibility, such as (roaches, waterbugs, ants, bed bugs, and fleas), unless it is termites. Termites are the owner's responsibility. If you find an issue, report it to us, as we can help guide you to economical solutions. If you have pest issues and don't address them, you will be charged for any damage caused to the home.
- 6) **Gutters:** You must keep the gutters clean from all debris so the water can run freely to the downspouts. This may need to be done more during the fall due to falling leaves. If you cannot clean the gutters, we have someone who will do it for you, and you can pay them directly at a reasonable cost. If the gutters aren't maintained and it causes damage to the home, you will be responsible for that damage.
- 7) **Lawn and Grounds Maintenance:** While occupying the home, you are responsible for maintaining the lawn, shrubs, bushes, and flower beds. This includes mowing the lawn, edging walkways, trimming bushes and shrubs, and weeding the flower beds. Please keep any tree limbs away from the roof to prevent damage.
- 8) **Repairs & Unauthorized Repairs:** It is vital to ensure you only make repairs with the Landlord/Owner's permission. In this handbook, you will find a Written Request form for any repairs/changes you would like to make to the property. Fill out the form and email it to info@fredrentals.com. You will be notified once the repair/work has been authorized or denied. Rent cannot be withheld because of needed repairs, nor can the cost of repairs be deducted from the rent.

- 9) **Light Bulbs:** At move-in, the proper bulbs will be installed in all the light fixtures. The tenant is responsible for all the light bulbs during residency. Upon move-out, all light fixtures must have working bulbs, and all decorative ones must match. There will be a \$30 charge for every light bulb that needs to be replaced.
- 10) **Garbage Disposal:** Garbage disposals are not for bones, greasy items, meat, rice, or any other coarse, fibrous material. When in doubt, put it in the trash instead. You must follow these guidelines because if the garbage disposal is jammed or broken due to the items above, you will be charged for the repair. If the garbage disposal makes a humming noise, there is a red or yellow button on the side or bottom of the garbage disposal. Press this button to reset the garbage disposal. If it still doesn't fix the issue, please use your tenant portal to put a work order in, and we will send someone out to fix it.
- 11) **Washer and Dryers:** The property may or may not have a washer and dryer. If the property does have a washer and dryer, they are left as a courtesy and are "as is." The owner will not pay to have it repaired. You may have the washer and dryer serviced or buy a new one at your expense. Please let us know if it does stop working or if you are purchasing new ones. The owner-provided as-is washer and dryer requires authorization from Fredericksburg Area Rentals before removal. Please ensure the washer and dryer are hooked up correctly and check for leaks. Do not leave the washer or dryer running if you are leaving. Use only while at home. If you will be on vacation or leaving the property for a while, please turn the water off to the washer and dryer.
- 12) **Appliance Care:** All appliances must be maintained in good working condition and cleaned regularly. Do not use oven cleaner on ovens that are "continuously clean or self-cleaning." This will damage the oven. Make sure you use warm, soapy water when cleaning. When using your dishwasher, rinse off excess food before loading it so as not to clog the drain process. Only soap designed for a dishwasher should be used.
- 13) **Carpet and Flooring Care:** All flooring is expected to be cleaned regularly. The carpet should be professionally cleaned at least once a year or more. Do not use hard chemicals on wood or laminate flooring.
- 14) **Snow Removal:** All tenants are responsible for snow removal of their own property. Tenants are responsible for salting/shoveling their driveways and walkways.

MOVE-OUT PROCEDURE:

What to expect during the move-out procedure to ensure you have done everything needed when you turn in your keys.

- 1) **Move-Out Inspection:** The Virginia Residential Landlord Tenant Act allows you to attend the inspection. Tenant must notify us that you wish to be present at the inspection, and we will schedule the inspection within 72 hours after we receive your keys and move-out form. Inspections are not done on weekends or holidays but between 9 am and 3 pm, Monday - Friday. If you do not wish to be present or fail to arrive at the scheduled time, our inspection report will be final. You may not be allowed back on the property to correct any deficiencies.
 - Inspections are scheduled after you have completely vacated and cleaned, the carpets have been professionally cleaned and dried, the yard is mowed and edged, shrubs are trimmed, the gutters are cleaned, all trash is removed, and you are ready to turn in keys.
 - The interior will be checked room-by-room to ensure it's clean and there are no damages. The exterior will be checked to ensure that all items in the provided cleaning checklist are done. This includes all outbuildings and garages.
 - The cleaning checklist was provided when you moved in and also sent again to you when you provided notice. Most tenants receive their security deposit back if these guidelines are followed.

In order to receive your security deposit all of the above needs to be completed along with changing out the Air Filters, returning all parking/visitor passes and pool passes. Also replace batteries in Smoke Detectors if necessary. All keys and Mailbox keys returned to our office, and not left in the home.

Fees that will apply if the above has not been met:

- Keys: \$250 if not returned to the office.
- Parking/Visitor/Pool Passes: \$50 per pass
- Light Bulbs not changed: \$30 per bulb
- Batteries in Smoke Detector: \$20 per Detector
- Removed Smoke Detector: \$25 per Detector
- Air Filters that are not changed: \$50 per Filter
- The heating and Air return grill needs to be cleaned

We hope you have enjoyed leasing one of our homes. We would appreciate the referral if you know anyone looking to rent a home or someone looking for property management.

CHECK OUT CLEANING CHECKLIST

The property must be left clean and without damage to refund your security deposit. The following is a guide to the tenant's expectations when vacating. In preparing to move, please allow enough time for a thorough cleaning.

1) KITCHEN:

- Countertops must be cleaned.
- Cabinets and drawers cleaned inside and out.
- All appliances must be cleaned, including the microwave. If the oven is self-cleaning or continuous cleaning, please do not use oven cleaning products. If there is a range hood and the filter cannot be cleaned, then it needs to be replaced. Remove all grease around the stove, including the walls.
- Floors to be mopped.
- Clean all baseboards.

2) LIVING ROOM/FAMILY ROOM:

- The carpet around the baseboards must be free of debris and dog/cat hair. The carpets must be vacuumed. They must be cleaned by a professional company, and a receipt must be provided to the management office.
- Light switches and outlet covers wiped down.
- All light fixtures including ceiling fans dusted and cleaned.
- Drapery rods/blinds if in place must be dusted and cleaned.
- If used, the fireplace must be cleaned by a professional chimney sweep, and a receipt must be provided. All wood and kindling must also be removed.
- All baseboards, wood trim must be wiped down.
- All floor vents wiped down to be free of dust and debris.

3) BEDROOMS/HALLWAY(S):

- Carpet around the baseboards to be free of debris and dog/cat hair. Carpets to be vacuumed. The carpet must be cleaned by a professional company and receipt provided to the management office.
- Closet doors and shelves cleaned all clothes and hangers removed.
- Linen closet doors and shelves cleaned and all towels and products removed.

- Light switches and outlet covers wiped down.
- All light fixtures including ceiling fans dusted and cleaned.
- All baseboards, wood trim must be wiped down.
- Drapery rods/blinds if in place must be dusted and cleaned.

4) BATHROOMS:

- Toilet, sink(s), shower enclosure(s) and bathtub(s) to be cleaned and free of soap residue and mildew. Polish the chrome faucets with a soft dry cloth. If there is tile that needs to be cleaned as well.
- Clear mirror so that it is free of streaks and water spots.
- If there is a medicine cabinet make sure it is emptied and cleaned.
- Floors mopped and free of dirt, debris and mildew.

5) WALLS AND CEILINGS:

- Remove all nails, hooks and tacks. Nail holes do not need to be patched, however, if there is damage or the hole is larger than a quarter the tenant must patch neatly. Smudges can often be removed with the “magic eraser”. You can get them at any grocery store, Walmart, or Target etc.

6) CARPETS:

- Carpets must be cleaned by a professional company. If there were pets the carpet must be deodorized, detick and deflead and receipt provided to the management company.

7) WINDOWS:

- All windows need to be cleaned on the inside. The outside of the windows need to be cleaned if they can be safely reached. All screens removed to clean windows need to be put back on after cleaning.

8) Heating and Air Closet:

- The closet needs to be swept out and cleaned. The furnace filter must be changed to a new one. These are the same filters you have changed monthly.

9) Light Fixtures:

- You must replace all burned out light bulbs with the appropriate bulbs.

10) SMOKE DETECTORS:

- All batteries need to be replaced in any smoke detectors that are beeping.
- Any missing smoke detectors must be replaced.

- There will be a charge of \$50.00 per smoke detector, to the tenant, if the tenant didn't replace a missing smoke detector.
- There will be a charge of \$20.00, to the tenant, for any smoke detectors that are beeping and the batteries weren't replaced..

11) PATIO/DECK/PORCH/FRONT DOOR AND STEPS:

- Swept and cleaned.
- Free of debris, dead plants, spider webs and trash.

12) GARAGE/CARPORT/STORAGE AREA:

- Floor swept and degreased of oil spots.
- Free of trash and debris.
- Remove all items not belonging to the property.

13) Lawn Care:

- The grass must be mowed and edged around sidewalks and flowerbeds.
- Shrubs and bushes trimmed.
- All yard debris, dead plants, and container plants removed.

This list is intended to be a guide only in helping you determine what is expected at move out. This may not be a complete list for your particular property. If you have any questions, please do not hesitate to call us and ask questions.

By signing below, you agree to the terms and conditions in this Resident Handbook and that you have read and understood it as part of the lease agreement.

Tenant Signature

Tenant Signature

Tenant Signature

Tenant Signature