

HELPFUL INFORMATION

Some (but not all) tenant responsibilities you will be responsible for maintaining include changing light bulbs, replacing batteries in smoke detectors and thermostats, and replacing air filters.

- The **HVAC filter** should be replaced every 30 days. Filters may be located in the return air grate or in the HVAC system itself. If you are unable to locate this area, please contact your Property Manager for further assistance.
- **AC systems** may only cool 20 -25 degrees cooler than the outside temperature. Thermostats should not be set below 68 degrees during the summer months.
- This is a friendly reminder to refer to your lease regarding when **rent** is due and when you will be charged for late fees.
- Please know all **animals** will need to be approved by the homeowner before an agreement can be signed. Contact your Property Manager for further assistance.
- Place **trash containers** out only on trash pick-up days. Be sure to remove trash containers from the curb by the end of day on trash pick-up days.
- It will be the responsibility of the tenant to know and abide by all **Homeowner's Association (HOA) rules** if there is one. Please contact the Community HOA for a list of rules and regulations.
- If an **HOA Violation or City Violation** is received during your tenancy and a fine is given or you fail to remedy the issue within a timely manner, you could be held responsible for these costs.
- **Above-ground pools and trampolines** are not permitted on the property:
D. Prohibitions: Unless otherwise authorized by this lease, Tenant may not install or permit any of the following on the Property, even temporarily: a spa, hot tub, above-ground pool, trampoline, or any item which causes a suspension or cancellation of insurance coverage or an increase in insurance premiums. Tenant may not permit any part of the Property to be used for: (1) any activity which is a nuisance, offensive, noisy, or dangerous; (2) the repair of any vehicle; (3) any business of any type, including but not limited to childcare; (4) any activity which violates any zoning ordinance, owners' association rule, or restrictive covenant; (5) any illegal or unlawful activity; or (6) activity that obstructs, interferes with, or infringes on the rights of other persons near the Property.