



TENANT RESPONSIBILITIES

1. **REPORTING OF PROBLEMS:** It is Tenant’s responsibility to report problems immediately upon detection of the problem so that the problem can be resolved promptly.
2. **NO WATER BEDS:** Waterbeds of any type are prohibited. Disregard of this regulation will automatically result in forfeiture of rental security deposit and eviction of Tenant.
3. **NOISE:** Tenant must have consideration for the peace, quiet and enjoyment of other people. Loud music or noisy parties are not allowed.
4. **TEMPERATURE:** During cold weather, Tenant must maintain the temperature in the leased residence at not less than 65 degrees and all air registers must be kept open at all times to prevent freezing of plumbing pipes.
5. **JANITORIAL SERVICE:** No janitorial service is provided.
6. **CARE AND USE OF PLUMBING FIXTURES AND BATHROOM EXHAUST FAN:** Tenant must use due care and diligence to avoid overflowing any plumbing fixtures and a suitable bath mat must be placed in front of the bathtub and shower door/curtain must be closed when in use. If Tenant fails to follow these terms and such failure results in damage to the residence or other areas of the building, Tenant shall be responsible for the cost of repairs. To prevent mildew damage, the bathroom exhaust fan should not be disconnected at any time, and be utilized whenever the shower or bath are in use.
7. **GARBAGE:** All garbage must be placed in a plastic container before being placed at the street. Tenant is responsible for contracting for garbage removal.
8. **BURNING:** Burning on the premises is prohibited.
9. **YARD MAINTENANCE:** Tenant will keep yard free of debris and personal items and will mow the lawn on a weekly basis as necessary. Tenant will take care fully of all rose, perennials, bushes, trees, etc. This is to include weeding, hoeing, mulching, trimming of bushes, and watering, etcetera.
10. **CLOTHES LINES:** No exterior clothes lines will be allowed.
11. **VEHICLES:** Tenant will not allow any non-operable car(s) or vehicle(s) to remain on the premises for more than 10 consecutive days. Tenant will not park automobiles, motorcycles, snowmobiles, boats, trailers, campers, etc. on any lawn area. Tenant expressly authorizes Landlord to arrange for the removal, towing, and storage of any such items found in violation of this paragraph. Such personal property will be withheld from Tenant until Tenant has paid for removal and/or storage.
12. **PET WASTE:** If a pet is allowed under the terms of the lease it is the Tenant’s responsibility to remove pet waste on a daily basis.
13. **WATER SOFTENER:** If the premises is equipped with a water softener, Tenant shall keep the water softener maintained and supplied with salt.
14. **FURNACE:** The Tenant shall replace the furnace filters every 30 days.
15. **HUMIDIFIERS:** If the premises has one or more humidifiers of any type, Tenant shall clean the humidifier(s) and replace filter(s) or wicking devices as necessary to maintain the humidifier(s) in good operating condition.
16. **FENCES, PARTITIONS, ETC.:** No fences, pools, slide, swing, or the like or other partitions may be erected, altered or removed by Tenant without Landlord’s prior written consent.
17. **WINDOWS:** Tenant is responsible for properly maintaining and closing all windows, screens, screen doors, storm doors, etcetera. Any cost incurred to repair the above will be borne by Tenant.
18. **WINDOW COVERINGS:** Sheets, blankets and the like may not be used for curtains or partitions.
19. **CHANGING OF LOCKS:** Tenant shall not change the locks without Landlord’s prior written consent and upon changing the locks shall provide Landlord with a copy of a key.
20. **CARPETS TO BE PROFESSIONALLY CLEANED:** Tenant agrees to pay the cost for the carpets to be professionally cleaned after Tenant vacates the premises, and authorizes the costs thereof to be charged against any remaining Security Deposits or

Tenants: _____, _____ Landlord or Landlord’s Representative: _____, _____.

Premises: _____

refundable Pet Security Deposits; if such deposits are insufficient to pay the costs of the professional cleaning after any other charges, Tenant shall pay any shortfall on demand.

If the Lease is a multi-year lease, Tenant shall have the carpets professionally cleaned, at Tenant's sole cost and expense, within 30 days of each anniversary date of the beginning date of the Lease.

- 21. **SECURITY DEPOSIT REFUND REQUIREMENTS:** In order to receive a full return of the entire security deposit(s) (including basic Security Deposit plus any refundable Pet Security Deposit) Tenant must have complied with all of Tenant's obligations under the lease, and the following items must be completed prior to vacating the premises: a) Wash all hard surface flooring; b) Wash all cabinetry inside and out; c) Clean all appliances, including washer, dryer, refrigerator and scrub stove, oven and broiler. Carefully pull out all appliances and wash sides and backs of appliances and floor beneath; d) Windows and patio doors must be washed as they were cleaned before your occupancy; e) All blinds must be dusted/vacuumed clean; f) Wipe all hand prints, scuff marks, etc. from walls with an appropriate cleaner; g) Clean litter from landscape beds, remove waste from yard and sweep garage; h) Remove ALL refuse and garbage from premises; i) All wood and cabinet surfaces should be cleaned using a suitable cleaning product designed for wood surfaces, e.g., Murphy's Oil Soap or equivalent.

You must have the above performed prior to vacating the premises as any work that must be completed by the Landlord will be at the Tenant's cost at the rate of \$50.00 per hour for labor, plus material costs. THE LANDLORD WANTS TO REFUND YOUR ENTIRE SECURITY DEPOSIT AND REFUNDABLE PET SECURITY DEPOSIT AND THE LANDLORD DOES NOT WANT TO CLEAN THE PREMISES AFTER YOU LEAVE.

- 22. **APPROVAL:** Tenant, by signing below, acknowledges receipt of the Tenant Responsibilities and agrees to comply with said Tenant Responsibilities.

Dated: _____

Tenant's Signature

Landlord's Signature

Tenant's Signature

Landlord's Signature