



## TEN COMMON ITEMS IN LEASE AGREEMENT TENANTS OVERLOOK

Many of The PM Firm's tenants are not aware of important sections in the lease agreements they signed.

### 1.) Due Dates/Grace Periods

Rent is due on the 1<sup>st</sup> and late on the 2<sup>nd</sup> of every month, there is no grace period associated with The PM Firm's leases.

### 2.) Additional Rent

Any and all fees and charges will become additional rent due and are due when rent is paid.

### 3.) Security Deposits

Security Deposits are not considered the last month's rent and cannot be used for anything until tenant has vacated.

### 4.) Conveyance and Uses

Tenant's cannot sublet, assign or transfer the lease to any other person. Tenant cannot move someone else into the property that is not on the lease without written consent of the landlord.

### 5.) Utilities

Utilities must be put into the tenant's name within three days of signing the lease and tenant will be charged a prorated amount upon receipt of the final bill. Upon move out tenant must leave utilities on until move out inspection is completed.

### 6.) Pest Notice

The PM Firm will provide a onetime pest control service within the first 30 days of the lease term.

### 7.) Pets

No pets are allowed on the property without written permission of the Landlord. Tenant must fill out a pet application and upon approval pay a \$200 pet deposit. If tenant obtains a pet without written permission tenant will be charged a fine of \$500.

### 8.) Notice of intent to vacate

A written 30-day notice to vacate is required prior to the 1<sup>st</sup> day of the last month tenant is going to be in the home. This includes tenants on a current lease and tenants on a month to month basis. Upon move out tenant must have carpets professionally cleaned.

### 9.) Maintenance

Tenant is required to report any and all problems with the property. Tenant must change filters in the heating and air conditioning system at least once every three month at tenant's own expense. Tenant is responsible for any broken glass regardless of the cause of the damage. Tenant is responsible for all landscaping including trees and shrubs.

### 10.) Additional Responsibilities

Tenant may install or replace screens at the tenant's own expense, landlord is not responsible for maintaining screens. Tenant may rekey property but must provide copy of key to management. All

outdoor cooking devices must be at least ten feet from any overhang, balcony or opening unless the premises is a detached single family home. Tenant must follow all rules and regulations in the CC&R's of the HOA if applicable. Any fines assessed due to violations will be charged to the tenant. If violations are not cured on first notification and upon second notification management may send someone to cure violation at the tenant's own expense.