

Maintenance Responsibility Addendum

Property:
Tenant(s):

All rental properties are inspected prior to each occupancy and either videotaped, or pictures are digitally taken. We will use the move in videotape or pictures as evidence of the condition of the property at move in. Defective plumbing, heating and air conditioning, appliances, etc., should be noted separately for immediate attention.

During occupancy, the Tenant is responsible, at the Tenant's expense, **for any and all minor repairs**. These repair responsibilities include, but are not limited to:

Pest: The Tenant, at the Tenant's expense, is responsible for the regular extermination of ants, roaches, mice, bedbugs and other pests, unless otherwise stated in the lease.

Plumbing: The Tenant is responsible for drain stoppages not attributable to plumbing defects, such as tree roots, defective septic systems, etc. The Tenant should never allow grease, sanitary napkins, etc. to enter the plumbing system. The Tenant is responsible for replacement of faucet washers and toilet tank balls, flappers or chains. In the event that there is a leak around the toilet or under the bathroom and/or kitchen sink, you must turn off the water at the local shut off valve to prevent further damage. If you hear your toilet running constantly, you must turn off the local water supply valve prior to repair. The Tenant will be charged for a service call should our plumber be called for such work. Important: If your home has an open (raised) foundation with exposed pipes, you must leave faucets running slowly overnight if a hard freeze is forecast. We do not perform this service for a tenant if you are out of town. If you are, you must contact a friend or family member to accomplish this for you.

Irrigation Heads: The tenant is responsible for irrigation head replacement.

Electrical: The Tenant must replace faceplates on wall outlets, and light bulbs. Tenants must check and make sure the GFI outlet/breaker box has not been tripped in the event that some switches and/or electrical equipment are not working. During partial or full power outages, contact the power company first to ensure there are no local outages in your area.

Heating and Air Conditioning: **The Tenant must replace A/C filters monthly at Tenant's expense.** (Note: This should be among the first items checked upon move in.) Be sure to check all switches, controls, circuit breakers and reset buttons before calling to report a malfunction. If the a/c is leaking you must immediately turn off the air conditioning unit to reduce further damage, and then contact management for repairs.

Appliances: The Tenant is responsible for the proper use and maintenance of all appliances. The Tenant will be charged for service calls resulting from misuse or failure to check something obvious such as being plugged in, tripped circuit breaker or reset button, etc. The Owner will not be responsible for maintaining "convenience" items such as icemakers, microwave ovens, washing machines and dryers, etc.; however, Tenant will be charged for any repairs due to Tenant's negligence or misuse.

Garage Door Openers: If your garage door is not opening, you must check that the 'sensors' are aligned – this means that if the sensors (at the bottom interior corners of the door frame) are blinking you need to adjust them so that the lights are solid.

General: We expect Tenants to treat their home as their own (would you pay a plumber \$85 to replace a toilet flapper or a Electrician \$125 to push a reset button or plug in a refrigerator?) The labor portion of any service call for work that could have reasonably been performed by the Tenant, or is caused by Tenant neglect or misuse, will be charged to the Tenant. The Tenant is solely responsible for any damage to the premises caused by vandalism or accident, that is, broken windows, etc. Major damage caused by storms, etc. may be covered by the Owner's insurance. If the tenant makes an appointment with a Vendor and fails to meet the Vendor for the appointment, the tenant will be charged a service charge in the amount of \$75.00. The Tenant must carry Tenant insurance, as the Owner's insurance will not cover the tenant's personal belongings, such as televisions, stereo, etc.

Signed by me on _____ (Date)

Tenant: _____

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