

LEASING POLICIES

All residents are expected to abide by the points outlined in our Leasing Policies. Failure to do so may be considered grounds for eviction.

- Monthly rental payments are due on the first of each month.
- Utilities are not included in the rental amount unless otherwise specified on your lease.
- Pets are conditional at selected properties with a pet application and fees.
- Maintenance repairs are normally performed Monday-Friday during normal business hours.
- We require all residents to report leaks, broken windows, doors, locks, smoke detectors, leaks, outdoor lighting repairs and all other security issues to our office immediately.
- We require all residents to obtain renter's insurance for their personal property.
- For the protection of all parties, subletting is not permitted. Only parties listed on the lease agreement are permitted to live in the properties.
- We require our residents to act responsibly and to be responsible for all invited guests. Large gatherings, use of alcohol by minors, or the use of illegal drugs is not permitted.
- A Rental Application shall be submitted by each resident on the lease along with a \$60 application fee for each leasee.
- If a resident must break a lease prior to the full term, the resident will be responsible for the fee of \$100, the cost of changing locks, and the monthly rent for the full term of the lease until another tenant can be obtained for the property.
- Kerosene heaters are strictly forbidden.
- There is a no smoking policy in all properties.