

Sample Lease Tenant Responsibilities

TENANT shall also be fully responsible for, and agrees to maintain and repair at TENANT'S expense, the following: A/C FILTERS, REFRIGERATOR WATER FILTERS, ICE MAKER, OVEN RINGS/DRIP PANS, GARBAGE DISPOSAL, LOCKS/KEYS, LIGHT BULBS, SMOKE ALARMS, SMOKE ALARM BATTERIES, LAWN/SHRUBS, SCREENS, EXTERMINATION INTERIOR, EXTERMINATION EXTERIOR and WINDOWS.

Sample Lease Additional Stipulations

ADDITIONAL STIPULATIONS:

- 1) TENANT agrees to pay not less than the FIRST FULL MONTHS RENT by certified funds prior to possession, regardless of the actual date of possession or term of lease. TENANT also agrees that all prorated rent (if any) shall be due on the first day of the following month.
- 2) TENANT acknowledges that rent received after the 5th of the month must be paid by cashier's check or money order only.
- 3) TENANT is responsible for keeping garage door in operating condition, which includes functions of the door opener, remote controls, sensors, and off track adjustments, at TENANT'S expense.
- 4) TENANT acknowledges that TENANT is responsible for keeping all window blinds/treatments and patio doors in good working order, at TENANT'S expense.
- 5) TENANT is required to change the air conditioning filter every month and if damage to the system results from not changing filter, TENANT will be liable for any damage to the system.
- 6) TENANT is responsible for all plumbing service calls, at TENANT'S expense, relating to clogged drain lines attributable to TENANT (unless a structural defect is found, or tree roots are found to be interfering with proper drainage, as determined by a licensed professional and only after the professional recommends a test for the same).
- 7) TENANT, at TENANT'S expense, is responsible for replacing all light bulbs.
- 8) TENANT agrees that for placement of pictures, art, and other items on the walls, only 'wall grip hard wall hangers' may be used (available at Home Depot and Lowes), and that no items will be fastened or mounted to the walls weighing in excess of 25 pounds. TENANT agrees not to damage the drywall (including ceilings) by inserting or mounting any nails, screws, mollies, toggles, plastic expandable anchors, bolts, picture hooks or hangers, push-pins, tacks, tape, glue, sticky pads or any other type of fastener whatsoever unless authorized in writing by the property LANDLORD or Management.
- 9) TENANT is responsible for keeping the mailbox and post clean, as well any damages incurred. For example, numbers falling off, door falling off, post broken, or mailbox damaged by vehicle or due to other reasons.
- 10) TENANT agrees to water the lawn not less than 45 minutes per zone, twice weekly or in full accordance with the designated watering times and days, per the Hillsborough County water restrictions
- 11) TENANT, at TENANT'S expense, is responsible for replacement of toilet seats, toilet flappers and flapper chains.
- 12) TENANT, at TENANT'S expense, is responsible for glass breakage attributable to TENANT, including clean-up.
- 13) In the event TENANT wishes to activate security system, TENANT would be responsible for any costs related to the alarm system, including, but not limited to, activation fees, false alarm fines, repair fees, and monitoring fees. TENANT agrees to notify Agent/OWNER in writing of alarm codes.
- 14) Unless provided by the LANDLORD, TENANT, at TENANT'S expense, is responsible for providing washer/dryer, maintaining and repairing washer/dryer, and removing them upon vacating the property.
- 15) CEILING FANS: Tenant, at tenant's expense, shall be responsible for maintenance, repair, and replacement of ceiling fans including attached light fixtures and remote controls. Tenant agrees to use a licensed insured contractor approved in writing by PMI Realty and Property Management.