

Tenant Responsibilities

It is understood, acknowledged and agreed that Tenant shall:

- Be responsible for the cost of repair of glass, screens and doors if damaged by accident or neglect of Tenant or anyone else.
- Be responsible for the cost of pest/insect control, except for wood destroying insects/pests, first reported to the landlord 30 days or later after possession.
- Be responsible for the cost of repairs to bath, tub/shower enclosures, tile, walls and floors if grout or caulk is not intact and properly sealed as to prevent water penetration behind such seals when such condition was not reported, in writing, to Landlord before damage occurred.
- Be responsible for the cost of repairs to garbage disposal (if any), bathtub, toilets or drains, if caused by rags, excessive grease, glass, metal, plastic, etc. or any accident or neglect of Tenant or anyone else.
- Be responsible for any other cost incurred by Landlord (repairs or otherwise) resulting from accident or negligence of Tenant or Tenant's invitees or guests.
- Be responsible to immediately notify Landlord, in writing, of any repairs needed that, if left unattended, would result in damage to residence.

In addition, it is understood, acknowledged and agreed that Tenant:

- Shall keep no pets on the property without the express written consent of the Landlord.
- Shall not paint, or install or remove wallpaper, or otherwise alter the residence in any manner without written consent of Landlord.
- Shall not alter, replace or add door or window locks and shall return all keys to Landlord upon termination of the lease. Landlord agrees to change locks upon request of Tenant and receipt of payment for the applicable locksmith or other contractor service fee.
- Shall not park or allow guests to park anywhere on the property except in regular spaces provided for such vehicle parking.
- Shall not park or store any recreational vehicle, trailer or commercial vehicle on the property without the written consent of Landlord.
- Shall not store flammable or hazardous materials, except nominal amounts of gasoline, which is to be stored in proper containers.
- Shall refrain from activities of any kind that would interfere with any neighbor's peaceful enjoyment of the property they occupy.
- Shall not assign this lease or sublease or rent any portion of the property to anyone else.
- Shall keep Landlord informed at all times of Tenant's current phone number (residence, work, and cell).

- Shall, upon vacating, remove all personal property belonging to Tenant and shall thoroughly clean the property and shall pay Landlord's cost of professional carpet cleaning to be done after vacating.
- Shall pay all attorneys fees and court costs in the event of legal proceedings are instituted by Landlord for non-payment of rent or late charges or any other breach of this lease by Tenant, including eviction cost.