

## ***RESIDENTIAL RENTAL POLICIES***

***Make sure that you read and understand these polices.***

- 1.** The rent is due on the first day of each month, if the rent is not paid by the 5th day of the month a \$25.00 late charge is added to your rent, if the rent is not paid by the 11th day you will receive an eviction notice. If eviction papers are filed a \$175.00 filing fee will be added to your account. Payments must be made with money orders, certified checks or pre-approved personal checks or debit card. **NO cash will be accepted.**
- 2.** Any repairs needed resulting from negligence on the Tenant's part such as broken window, damaged screens, or frozen pipes, the Tenant will pay for the repair. Normal wear & tear will be the Landlord's responsibility. Tenant will also be responsible for repairs resulting from damage caused by visitors. The Landlord will not be responsible for damages incurred due to violent behavior or break-ins.
- 3.** The Tenant must maintain utilities at all times. **Use of kerosene heaters or space heaters are not allowed.** If you are found in violation of either of these items, this is grounds for immediate contract termination.
- 4.** The Tenant will be charged for clogged toilets or sinks if it is determined that the toilet or such became clogged due to negligence on the Tenants' part. Such as tank/bowl fresheners, any kind of personal/baby wipes or foreign objects.
- 5.** The tenant is responsible for the cost and removal for infestation of "**Bedbugs**" during their tenancy. Tenant will also be responsible for the treatment of any attached apartment or unit that also becomes infested.
- 6.** If you breach your initial lease, there is a charge for unpaid rent due until the unit is released and a re-renting fee of \$250.00. Additionally, charges will be added to cover any cost associated with damages as a result of terminating your tenancy.
- 7.** **A 30 day WRITTEN NOTICE is needed to cancel your rental agreement.** No partial months allowed.
- 8.** Any abandoned or unlicensed vehicle is subject to be towed at the owner's expense.
- 9.** A \$25.00 charge will be added to your account for any bad checks or NSF on line payment is received. If a check is returned, no more checks will be accepted. Payments must be made by money orders or certified checks.
- 10.** The Tenant must maintain a regulation garbage can and lid.

11. **A smoke detector has been provided for your safety. However, it is your DUTY to notify the Landlord if it does not work properly.** Removal or damage to any smoke detector, tenant will be fined \$100.00 per occurrence.
12. The Tenant is expected to maintain both the inside and outside of your house and yard in a clean and orderly manner at all times. It is the Tenant's responsibility to keep the grass mowed at all times.
13. The Tenant is expected to act in an orderly fashion, keep noise, parties and traffic to a minimum at all times, and if found in violation of this will promptly be warned or eviction action taken.
14. The Landlord reserves the right to inspect the premises at any time or have the police inspect the premises if it is suspected that drugs are being sold from the Tenant's home or any other criminal activity is taking place there.
15. For maintenance problems occurring during non-business hours, call the office number (252)492-9385 and leave a message. This is the only telephone number that is monitored after hours. Messages left at any other number may be overlooked.
16. *The Tenant's security deposit is maintained in an interest bearing account at Union Bank and is accruing to The Rogers Group.*
17. There will be a \$15.00 charge for additional keys or for the Landlord to come and unlock your home during normal business hours, Monday through Friday 8:00AM to 5:00PM. For this service on nights and weekends you will need to contact a locksmith. **NO TENANT SHALL CHANGE THEIR LOCKS. Try your key immediately! Tenant Initial: \_\_\_\_\_**
18. **NO INDOOR PETS ALLOWED.** If evidence is discovered that a pet has been kept indoors your account will be charged **\$500.00** immediately and the pet will need to be removed immediately. For outside pets the Landlord reserves the right to determine whether any animal is deemed vicious and considered a human threat to visitors or neighbors. If deemed so, the Tenant will be warned or will be asked to remove any such animal from the premises. **Tenant Initial: \_\_\_\_\_.**
19. **I certify that I am satisfied with this property and that I have personally inspected the interior and the exterior.**

The Tenant agrees to uphold the policies by agreeing to sign here.

✱ Tenant \_\_\_\_\_ Date \_\_\_\_\_  
 Tenant \_\_\_\_\_ Date \_\_\_\_\_

**THE ROGERS GROUP IS NOT RESPONSIBLE FOR ANY PERSONAL ITEMS OR POSSESSIONS IN THE HOME. IT IS SUGGESTED THAT "RENTERS INSURANCE" BE OBTAINED BY THE TENANT.**