

# The Rogers Group

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Raleigh, NC 27609  
919-719-7218  
[www.rentnc.net](http://www.rentnc.net)

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Kittrell, NC 27544  
252-492-9385  
[www.rentnc.net](http://www.rentnc.net)

## **RESIDENTAL RENTAL POLICIES**

- 1) **The rent is due on the first day of each month.** If the rent is not paid by the 5<sup>th</sup> day of the month a \$25.00 late charge is added to your rent, if the rent is not paid by the 11<sup>th</sup> day you will receive an eviction notice. If eviction papers are filed a **\$150.00** filing fee will be added to your account. Payments must be made with money orders, certified checks or pre-approved personal checks. No cash will be accepted.
- 2) Any repairs needed resulting from negligence on the Tenant's part such as broken windows, damaged screens, frozen pipes, the tenant will be charged for the repair. Normal wear and tear will be the Landlord's responsibility. The 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 a kerosene heater/space heater is 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 sink is clogged with such items as tank/bowl fresheners, any kind of personal/baby wipes or foreign objects due to negligence on the Tenant's part.
- 5) If you move out of your house in less than 1 year, you will be charged a termination fee equal to 1 months rent.
- 6) 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 service on nights and weekends you will need to contact a locksmith.
- 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 received. If a check is returned, no more checks will be accepted. Payments will only be accepted 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** responsibility to notify the Landlord if it does not work properly.
- 12) The Tenant is expected to maintain both the inside and the 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.**
- 13) **There is a flat-rate pet deposit of \$500, if the Tenant has a pet(s).**
- 14) 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.
- 15) 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 be warned or eviction action taken.
- 16) **For any maintenance problem occurring during non-business hours, call the office number 1-800-834-9487 and leave a message.** This is the only telephone number that is monitored after hours. Messages left at other numbers may be overlooked.
- 17) 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.
- 18) *The Tenant's security deposit is maintained in an interest bearing account at RBC Centura Bank and is accruing to The Rogers Group.*

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

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.**

