



Landlord's Rules & Regulations

Move-Out Condition:

- Carpets must be professionally cleaned and receipt must be provided.
- Any holes or wall damage should be patched and painted.
- Property must be cleaned and touch-up paint should be applied throughout as needed, including areas with normal wear-and-tear.
- All remote controls, garage door openers/remotes, gate remotes, etc must be returned at move-out. There is a \$35 fee for each item not returned.
- Refer to your lease agreement for complete move-out condition requirements or go to our website to find a helpful move-out checklist.

Failure to comply will result in reduction of security deposit for carpet and cleaning services.

Possible Fees:

- A/C filter must be changed every 30 days. Any damage caused by negligence will be charged to the tenant(s) in full.
- Tenant is responsible for all plumbing stoppages.
- Tenant is responsible for all locksmith fees due to lock-outs.
- Tenant is responsible for the first \$50 of any service or repair with the exception of heating and A/C systems; water heater; or water penetration from structural defects. If it is determined that damage was caused by the tenant(s) or tenant(s) negligence, the tenant(s) will be responsible for the entire cost of service, repairs, and/or replacement.

Terms for Eviction:

Larsen Properties may evict any and all tenants if any member or guest of the household is using drugs or there is a pattern of illegal use of any drug which interferes with the health, safety, or right to peaceful enjoyment of the residence.

Visit our website at www.SABrad.com to find additional information.

Tenant Signature

Date

Tenant Signature

Date

Tenant Signature

Date

Tenant Signature

Date