

**TENANT ACKNOWLEDGEMENT**

Tenants hereby acknowledge and agree to the following conditions:

1. Tenant shall report all maintenance items to PMI Key Partner in a timely manner. In the event maintenance technician determines the malfunction was caused due to improper operation, abuse or was not caused by normal wear and tear, tenant will be responsible for service call/repair charges.

Initials \_\_\_\_\_

2. Tenant understands that rent is to be paid monthly on the 1st day of each month in advance without demand at PMI Key Partner using one of the approved payment methods. Tenant also understands that partial rent is not accepted and the fees described on page 1 of the lease are charged as additional rent to be paid if rent is not received on or before the 1st day of each month.

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3. A pet(s) that is kept on the premises is a revocable privilege and not a right. Per the lease in which the Tenant has executed, Tenant has agreed to notify PMI Key Partner of pet urine accidents causing damage to the carpet, carpet padding, and/or any other flooring areas of the house. Any damage caused by the pet(s) is the duty of the Tenant to repair and/or replace before the termination date of the lease. It is understood that pet urine cannot be sufficiently cleaned from carpet backing or padding and will require the entire room, and any connected rooms of carpet and padding to be replaced at tenant's expense. Upon vacating, PMI Key Partner will employ advanced inspection techniques, including ultra-violet light and urine crystal conductivity testing to reveal hidden pet damage. Should damage be found after Tenant has vacated, Tenant will still be liable for the cost of repair and/or replacement of said damage.

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4. For the purposes of gaining entry for a given repair, inspection or other reason, if arrangements are made with TENANT to enable access to the home or repair location, and access is subsequently not provided, Tenant agrees to pay a "Missed Appointment Fee" of \$50.00, or actual cost if greater, charged as additional rent.

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5. Should tenant lock themselves out of their home and require a key to be delivered or a locksmith to be called, a lockout fee of \$35.00 will be charged as additional rent, plus any costs charged by third-party as applicable.

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# LEASE AGREEMENT

- 6. Tenant understands their personal property inside the home is not insured. Tenant is STRONGLY urged to secure a renter's insurance policy to cover their personal contents.

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- 7. Upon termination of the Lease Agreement between Landlord and Tenant for any reason, Tenant will have the duty to restore the home to the current move-in condition by cleaning the Premises as set forth in the Tenant Cleaning Checklist.

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- 8. TENANT agrees TENANT, at TENANT'S expense, is responsible for having the home and carpets professionally cleaned by LANDLORD approved company prior to vacating and providing LANDLORD with paid receipt. If the professional cleaning company retained by TENANT does not satisfactorily clean the flooring or home, LANDLORD reserves the right to have the home and/or flooring cleaned again and charge the TENANT for the related expense. Should Tenant fail to comply with the cleaning instructions, Tenant agrees to pay an administration fee of \$85.00 or a project management fee of 10% of the repair amount, whichever greater, in addition to the cost of cleaning and repairs. Tenant is hereby also notified that damage to doors, appliances, fixtures, windows, screens, mini-blinds, verticals, mirrors, countertops, drywall, carpeting or any other assets of the Landlord will be assessed to Tenant based on cost of labor, repair and/or replacement of said asset. Such amounts, if any, may be deducted by Landlord from Tenant's Security Deposit. Any amounts due uncovered by Security Deposit will be billed to Tenant with payment due upon receipt.

Initials \_\_\_\_\_

- 9. Any property with no claim(s) on the Security Deposit can expect the deposit to be mailed within 15 calendar days. Any property with such claim(s) can expect to receive notice to be mailed within 30 calendar days.

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- 10. Tenant understands that pest control is a tenant responsibility and that it is recommended that they contract a licensed pest control company to provide regular treatment for household pests. There are no signs of pest issues at this time, but moving forward, regular treatment is imperative to keep pests at bay.

Initials \_\_\_\_\_

- 11. Tenant understands there will be a charge of \$125 upon move-out for the Move-Out Property Condition Report. This report will be provided to the tenant as evidence of the condition the property was returned after vacating.

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## LEASE AGREEMENT

12. As a condition of our lease, and during its duration, tenant is required to secure and maintain liability insurance for damages caused to the property resulting from the tenant's action or inaction in an amount of not less than \$100,000 ("MINIMUM REQUIRED INSURANCE" or "MRI"), and MANAGER must be named as an additional insured and interested party on this policy. TENANT agrees and acknowledges that the insurance mandated herein is not a renter's insurance policy and does not cover any of TENANT'S personal belongings, additional living expenses, or liability arising out of bodily injury or property damage to any third party. PMI Key Partner provides this coverage for the nominal fee of \$12.95 per month charged as additional rent.

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13. TENANT will be granted online access via the tenant portal at a mandatory cost of \$5/month, which will be added to the cost of rent. The tenant portal allows for online payments, maintenance submissions and other communication with PMI Key Partner.

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14. Upon renewal, TENANT shall be responsible for lease preparation fee of \$150.00 payable in advance of signing to PMI Key Partner.

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