



OWNER PROPERTY AND REPAIR RESPONSIBILITIES

- All normal wear and tear on appliances, plumbing, HVAC, electrical, water heaters and general repairs to the property that is not caused by Tenant misuse.
- Repairs at move out if tenant does not have enough funds in security deposit to pay for damages to get home back on market (tenant will be sent to collections to recoup charges/fees).
- Refrigerator filters for the first five (5) days after the tenant occupies the property.
- Fresh air filters in vents if vacant for over 30 days.
- **Replacement light bulbs, batteries in smoke detectors before tenant moves in.
- Pest control for the first five (5) days after the tenant occupies the property.
- Lawn maintenance while property is vacant and being marketed
- If needed before new move in: painting, cleaning, lawn maintenance, carpet cleaning.
- Weather related items, such as: pressure washing as needed, fence/gate repairs, fallen trees/limbs.
- HOA fees/dues
- Utilities (water/sewer/electric/gas) at move out and up to 48 hours after new tenant occupies the property.
- Additional keys, FOBs and garage openers at move in and/or if inoperable.
- Warranty service fees
- If a pool is available: ensure that service/maintenance has been completed within the first five (5) days of move in or if property is vacant.

**It is a good idea to ensure that repair reserve funds are in your account if the property is vacant. These funds will pay for most of these charges before a tenant moves in.*

***Most owners leave a supply of bulbs, filters, extra paint, and batteries in the home for future use.*