

Lease Special Stipulations, Continued

SPECIAL STIPULATIONS, CONTINUED:

1. This is a **NON-SMOKING** property. Evidence of smoking inside the property will result in a \$1000.00 fine.
2. Tenant agrees to change all air filters at their own expense at least every 90 days. Tenant will be financially responsible if failure to change air filters results in damage to the HVAC system.
3. Tenant(s) agrees to maintain in full force during the lease term Tenant's Rental Insurance to cover tenants personal property and liability coverage no less than \$300,000.
4. Georgia Law Requires that tenants acknowledge the correctness of the move-in/ move/out inspection reports, or if you disagree by filing a proper signed written statement of dissent setting forth specifically those items with which you disagree within 3 business days of the lease start. Tenants are encouraged to store photos.
5. Tenant(s) is responsible for any HOA charges/fines resulting from tenant's or tenant's guests' actions, i.e Move-In Fees, trash cans left at curb, unauthorized cars/parking, non-maintained lawns, etc. Tenant agrees to abide by any and all protective covenants, by-laws or other regulations as set forth by the Home Owners Association.
6. Tenant(s) are responsible for having carpets professionally cleaned and home professionally cleaned prior to move out inspection. Tenant will not terminate utilities until move-out inspection is completed or lease expires(which ever is later).
7. Owner will make necessary repairs to property with reasonable promptness after receipt of written notice from Tenant for major deficiencies that create unsafe or uninhabitable conditions. If repair is caused by tenant the tenant will be monetarily responsible for all repairs related to that item.
8. Tenant will be responsible for Service Call Fees if the tenant submits a service request and the contractor finds no problem.
9. Tenant is responsible to have all utilities on in their name no later than the day of the Move in inspection.

☐ Substantive provisions continued on additional page.