



## **RENTAL RULES AND RESTRICTIONS FOR ALL RENTAL PROPERTIES**

1. If property is currently listed for sale or becomes on the market for sale, tenants will be given notice prior to any showings. If an offer is accepted to purchase home, tenants will be given 30 days to vacate property without early termination penalty.
2. Tenants are required to provide proof of utility service and garbage service in order to receive key. Our fax number is 850-638-5299. Do not bum household trash.
- 3a. Should tenants vacate property prior to end of lease term, tenants give Southern Way Realty, Inc. permission to apply security deposit towards early termination fee provided the final inspection is clear of any damages or repairs to be taken from deposit. If money is used towards repairs, any balance will be transferred towards early termination and you are responsible for the difference.
- 3b. Should you move out after the first day of the month, you will owe rent for that entire month. No pro ration will be given. A 60 day notice is required.
- 3c. Tenant acknowledges and accepts that the landlord can terminate the lease without cause or reason with a 60 day notice.
- 3d. If damages reach a certain dollar amount, tenants can face possible criminal charges.
- 3e. There will be a \$50.00 charge if we have to post a notice of non-payment of rent on the residence. Remember, there is no grace period and your rent is due on the first unless written in your lease.
- 3f. If you do not pay your rent on time, your lease will be terminated and you will vacate the home. It is your responsibility to make sure home is clean, carpets are professionally cleaned and yard/shrubs are mowed/trimmed upon vacating the property.
4. Noise level: Please be courteous to your neighbors. Refrain from loud noises, such as loud voices, loud music.
5. As lease states, no pets are allowed inside of home. If one is allowed outside, any holes or waste must be filled and picked up. Do not provide food for stray animals. Pet deposits are non-refundable. Your lease will be terminated if a pet is at the leased home and is not authorized to be there.
6. Any lock changes must be approved by property manager with additional keys provided to Southern Way Realty, Inc.

7. Any poles for satellite dishes placed by you or by a satellite company are to be removed upon vacating property.
8. No unlicensed junk, or inoperative vehicles may be stored at property under any circumstances. Any trailers enclosed or open must be parked in designated area.
9. No trampolines, above ground pools or wading pools are permitted to be left outside of property.
10. Air conditioning units: Tenants are responsible to changing the filters monthly. Also keep lines clean with bleach to avoid back up. If unit backs up due to not being clean, tenant will pay invoice and for damages to carpet/flooring from excess water.
11. Upon moving in, please locate your AC filters, make a note of the size. Also locate the fuse box and insure that you are aware of all fuses and what each controls.
12. If any water leaks occur with the plumbing, please turn water off BEFORE calling property manager.
13. No smoking is allowed inside the home. Smoking is allowed outside and away from doors and open windows. No cigarette butts are to be left on the ground.
14. Lockouts: Please be advised that if you lock yourself out of the property, there will be a \$30.00 charge for the property manager to come let you in the home. This will be payable when manager unlocks the home. We will not unlock the home for anyone not on the lease being present.
15. All rents and late fees due under the lease agreement must be paid in full on or before the tenant vacates the property. The security deposit is not to be used as advanced rent.
16. Carpets are to be professionally cleaned upon vacating premises by a company acceptable to property manager; tenant will provide water and power for the carpets to be cleaned and leave power on for 24 hours after cleaning to circulate air and prevent mildew. Tenant must provide copy of paid invoice.
17. A thorough cleaning of the inside of the rental unit is required upon vacating the premises including by not limited to range hood, air filters, appliances, all uncarpeted flooring, ceiling fans, baseboards, windows, light fixtures, bathrooms, etc.
18. Other than normal wear and tear, any and all damages must be repaired prior to return of security deposit.
19. Do not drag furniture or appliances across vinyl or laminate flooring.
20. Any service calls and repair invoices that are deemed unnecessary by the repair man or deemed caused by the tenant will be paid for by the tenant.
21. Tenant is to call Southern Way Realty 850-638-2223 with any questions or repair requests. Never call the landlord personally.
22. Tenants are aware this home is currently used as rental property, have viewed the property and are accepting the property in AS IS condition.

