

# **S M G REALTY**

## **TENANT RULES & RESPONSIBILITIES**

- 1. NO VEHICLES MAY BE PARKED IN THE YARD AT ANY TIME.** All tenants and guests are to park in driveways or street side.
- 2. Unless yard maintenance is provided for in your lease, ALL LAWNS ARE TO BE MOWED** on a regular basis. Grass and weeds should never be allowed to get taller than six inches. Any shrubs and beds must be kept trimmed & weeded. All drives, sidewalks, fences, and patios must be edged or trimmed on a regular basis.  
**ALWAYS PICK UP NEWSPAPERS!**
- 3. TRASH RECEPTACLES** must not be left on the street. They should be placed at curbside the evening before trash pick-up and removed in a timely manner after trash has been picked up.
- 4. Any OUTDOOR GARDEN HOSES** must be disconnected from faucets during late fall and winter months. Failure to do so will cause frost-proof faucets to freeze, and back-up into the house when activated in the spring. Tenant is responsible for cost to repair all damage caused by not disconnecting hoses from faucets.
- 5. NO ITEMS** may be attached to ROOF without written permission from the landlord. No permission will be granted for any kind of cable, dish or antennae equipment. These items must be installed on poles and may not be attached to the roof.
- 6. NO PETS** may be kept on the premises unless provided for in the lease. Before acquiring a pet, approval must be granted and provided for in either a new lease or a lease addendum.
- 7. FAUCET DRIPS, PLUMBING LEAKS, SOFT OR WET SPOTS IN FLOORS OR CEILINGS** must be reported immediately. Not only is this possibly costing you increased utility dollars, it could be creating costly unseen damage to your residence.  
**FAILURE TO REPORT THESE ISSUES** may result in Tenant being held responsible for repair costs to the resulting damage.
- 8. No aluminum foil or broken blinds on windows.** If blinds are broken, they must be replaced by tenant with matching ones.
- 9. Change furnace filter and batteries in smoke/carbon monoxide detectors** a minimum of every three (3) months. If you need help locating yours, please call the office for assistance.