

OTERO REALTY GROUP **INFORMATION & RULES FOR RESIDENTS**

The resident is responsible for the proper conduct of family members and guests and for seeing that they understand and observe all rules of residency. Enjoyment of your rented area is your entitlement, however, noisy, disorderly or offensive conduct or conduct annoying or disturbing to neighbors shall be grounds for termination of occupancy.

1. All rents are due on or before the due dates. Security deposits cannot be applied as last month's rent.
2. Premises must be kept clean and tidy at all times.
3. All garbage must be placed into garbage containers. No litter of any type, old furniture, etc., to be left out on porches, patios or walkways at any time.
4. No painting of any areas or modifications of any kind inside or outside of the premises without prior permission from management.
5. The installation of aerials or antennas of any kind must be approved by management.
6. Please call the office during business hours for maintenance service requests. For emergencies after business hours, please call 480-688-1687 or 480-982-2647.
7. Clogged toilets or overflowing sinks or bathtubs or damage resulting from the same which are not due to owner's gross negligence shall be paid by the resident.
8. Vehicles must not be driven over or parked on landscaping.
9. There will be No vehicle repair carried out on the property. Any vehicle left in disrepair for more than 30 days will be considered abandoned and disposed of at the resident's expense.
10. If you have a recreational vehicle, trailer, camper, bus, boat or truck larger than a one ton pick up, you must have management's approval to park the vehicle on the property. If a vehicle is not authorized for parking on the property or appears abandoned or inoperable it will be towed at resident's expense.
11. Flammable liquids or any substance that can create a fire hazard shall not be stored anywhere on the property.
12. Signs, advertisements or notices shall not be painted or affixed upon any part of the property outside or inside nor shall any article be suspended outside the building.

INFORMATION & RULES FOR RESIDENTS
Continued

13. You may not run a business from the residence without prior approval of management.
14. Where a Homeowner's Association exists, if resident violates rules of the Home Owner's Association, resident will pay any fines assessed to Home Owner.
15. Pets are prohibited on the property unless approved by management.
16. If window coverings are not provided by owner, appropriate drapes or blinds must be used.
17. Residents are responsible for obtaining insurance coverage for personal belongings. Owner's insurance does not cover tenant's belongings.
18. Fees for serving notices and returned check charges are to be paid by tenant.

19. POOL

- Resident acknowledges and accepts the inherent risks, dangers and liabilities arising from the swimming pool located on the property.
- Resident shall be responsible for securing access to pool.
- Resident shall accept full responsibility for the actions and activities of guests, family and friends.
- Resident shall notify management immediately of any failure of the pool system.
- Resident shall be responsible for any pool failure if it is resident caused and/or created.

20. YARD MAINTENANCE

- Resident acknowledges and accepts the inherent dangers of maintaining the exterior landscaping in operation of equipment or in the maintenance of pruning trees or shrubbery.
- Resident acknowledges that he/she has the experience necessary to preserve the landscaping such as mowing, pruning, plant care, fertilizing and watering. WATERING is ESSENTIAL – deep soaking must be done every week in the summer. Management will contract for service if Resident fails to properly maintain the landscaping which cost will be accrued to Resident.
- If Resident does not have the experience necessary Resident shall pay for professional service.

INFORMATION & RULES FOR RESIDENTS
Continued

21. FURNACE/AC FILTER MAINTENANCE

- Replace filters every 30 days.

22. SMOKE ALARMS

- Most battery operated smoke alarms will emit a beeping sound when the battery is low. Test smoke alarms every 30-days and report to Otero Realty if they are not working. Remember, a smoke alarm is for your safety.
- To obtain a free copy of the Arizona Landlord/Tenant Act you may write to:
Secretary of State, 1700 W. Washington St., Phoenix, AZ 85007

It is agreed and understood that all the above rules and information are considered part of the Rental Agreement.

Tenant

Tenant

Date

Date