

RESIDENT EXPECTATIONS



- ❖ PAY RENT & UTILITIES WHEN DUE
- ❖ COMMUNICATE WITH YOUR LANDLORD
- ❖ COMPLY WITH LEASE AGREEMENT & ALL ADDENDUMS
- ❖ RESPECT YOUR NEIGHBORS
- ❖ RESPECT ALL CHAD EMPLOYEES/CONTRACTORS
- ❖ **MAINTAIN A CLEAN & SAFE HOME**

MAINTENANCE



- ❖ CALL IN MAINTENANCE REPAIRS IN A TIMELY MANNER
- ❖ REPORT ALL RUNNING TOILETS & WATER LEAKS IMMEDIATELY
- ❖ DO NOT FLUSH ANYTHING DOWN THE TOILET BESIDES TOILET PAPER! (CHARGES APPLY IF OTHERWISE)
- ❖ DO NOT POUR GREASE/CHEMICALS DOWN ANY SINK
- ❖ MAINTAIN YOUR LAWN BY REGULARLY MOWING AND PULLING WEEDS (VILLAGE/TOWN VIOLATION FEES WILL BE APPLIED TO YOUR ACCOUNT)
- ❖ AFTER BUSINESS HOURS, CALL IN ALL MAINTENANCE EMERGENCIES SUCH AS:
 - NO HEAT IN THE WINTER
 - PLUMBING ISSUES/WATER LEAKS
 - REFRIGERATOR/STOVE ISSUES
 - POSSIBLE GAS LEAKS (*CALL 911 IF YOU SMELL GAS!)

PLEASE NOTE: IF AN AFTER-HOURS MAINTENANCE CALL IS MADE AND THE MAINTENANCE TECH GOES OUT TO ASSESS THE SITUATION AND DEEMS THE REPAIR NOT AN EMERGENCY, YOU MAY BE ASSESSED A CHARGE.

- ❖ REPORT PEST ISSUES IMMEDIATELY

PETS



* ALL PETS MUST BE APPROVED PRIOR TO MOVING IN AND DURING THE LEASE TERM

HQS/POST MOVE-IN INSPECTIONS EXPECTATIONS



- ❖ MAINTAIN A CLEAN & SAFE HOME
 - FREE OF CLUTTER
 - PUT AWAY TOYS
 - MAKE BEDS
 - FOLD & PUT AWAY LAUNDRY
 - ALWAYS CLEAN AFTER COOKING (DISHES, COUNTERS, STOVE, OVEN, RANGE HOOD, WALLS, FLOOR & TABLE)
 - SWEEP, VACUUM & WASH ALL FLOORS
 - TAKE GARBAGE OUT (DO NOT LEAVE IN OR OUTSIDE OF UNIT)
 - CLEAN AND WIPE DOWN SHOWER/TUB AFTER EACH USE
 - CLEAN TOILET(S) & MIRRORS
 - DUST THROUGHOUT THE UNIT
 - REPLACE FURNACE/AIR CONDITIONER FILTER (IF APPLIES)
 - NO ALTERATIONS TO THE UNIT ARE ALLOWED
 - APPLIANCES PROVIDED IN THE UNIT ARE NOT TO BE REPLACED/ALTERED
 - NO ADDITIONAL APPLIANCES ARE ALLOWED
- ❖ NO TRAMPOLINES AND/ OR SWIMMING POOLS ALLOWED
- ❖ NO GRILLS
- ❖ ALL SMOKE/CARBON MONOXIDE DETECTORS MUST BE IN WORKING ORDER AND SHOULD NEVER BE DISARMED OR BATTERIES REMOVED. TENANTS ARE RESPONSIBLE FOR REPLACING BATTERIES WHEN ALARMS INDICATE.
- ❖ **YOUR PRESENCE IS WELCOMED, BUT NOT NECESSARY. THE INSPECTION CANNOT BE COMPLETED IF THERE IS ANYONE UNDER THE AGE OF 18 YEARS OLD OR ANYONE THAT IS NOT ON THE LEASE.**

