

Rental Policies

Criminal Activity: At no time should tenant participate in illegal activity on property.

Parking: The garage is designed to park cars. Most of my homes have a two car garage and an electric door opener.

Parties: No recommended or encouraged, be respectful of your neighbors.

Neighbors: Please introduce yourself to the neighbors, they can be your friend or your enemy, it is up to you to determine how your relationship will go. Be respectful of those who need to get up early, especially during the week.

Painting: Painting must be approved by KRK Realty, any form of graffiti may result in deposit forfeiture

Carpets: Vacuuming is a good idea. You will be REQUIRED to have the carpets professionally cleaned when you move out. If they were not cleaned before move in, KRK Realty will clean immediately after your move in.

Cleaning: It is expected you will perform regular clean of homes, kitchen, bathrooms

Roof: At NO time should the tenant get on the roof! For any reason, this is your warning.

Fixing yourself: If you attempt to fix an appliance, A/C, or pool equipment it is at your risk, if damage occurs from an improper repair, you may be billed.

Plumbing: Please be cautious on items flushed in toilet. NO Facial Tissue, Paper Towels, medicine / pills, feminine hygiene products.

Rent: Due on the 1st of the month sent via mail or deposited direct into Wells Fargo Bank Account.

Checks are payable to: **KRK Realty, PO BOX 14467, Scottsdale, AZ 85267-4467**

Bank Deposit: **WELLS FARGO Account 247-517-8329, KRK Realty Deposit Trust Account**

Please keep your receipt and notify via TEXT or EMAIL of the amount you have deposited and your response will be your confirmation it has been received. A \$100 fee will be assessed on NSF checks.

Deposits: The property should be fully cleaned, carpets professionally, and all personal items need to be removed. The following items will affect how much deposit will be returned: excess wear on carpet, ceramic tile broken, missing screens, holes in walls, oil stains in driveway, items left behind in home, landscape not kept up, broken windows, etc.

Utilities: Tenant to maintain utilities on property during the entire lease. SRP 602-236-8888 City of Tempe 480-350-8361

Insurance: Tenant will be required to insure personal belongings with renters insurance or you will not be covered.

Repair Policy/Service Calls: Property manager will schedule to fix mechanical and structural problems. A call should be placed to KRK Realty with the request, be specific. A technician will be called and will contact the tenant directly to schedule a time to enter the property. If the tenant misses a scheduled service call appointment a \$50 rescheduling fee will be assessed. Items including but not limited to icemakers, water softeners, microwave ovens are not guaranteed to be in working order upon move in and will be the tenant's responsibility to maintain. Any repair issues that are determined to be caused directly by the tenant will be charged to the tenant i.e. drains clogged with household items. If a repair issue is the result of a criminal action, i.e. vandalism or a break in, a police report will need to be filed or the repair will be the tenant's responsibility. KRK Realty will not reimburse for expenses it did not authorize.

AC Filters: The A/C filter should be changed every month. We try to leave extra filters at the property. If the filter is not changed during your tenancy, your deposit may be forfeited. Keep in mind your electric bill will be substantially higher if this is not changed.

Pets: Failure to disclose the presence of your pet(s) will result in the complete forfeiture of your deposit.

Initials

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KRK Realty & Management, Inc.

Pool: KRK Realty has a pool service contract which can be included in rent. Please leave the pool cleaner in the pool and do not adjust any part of the pool equipment. The hose used for auto filling is not to be used for any other purpose. Do not lend equipment to anyone. The pool cleaner costs about \$500 and the auto fill device \$200, if you break it you buy it.

Smoking: Smoking will not be permitted in home. Smoking will seep into carpet and walls and may require repainting and new carpet.

Fire Pit: At no time will a tenant be allowed to have or create a fire pit. Arizona is very prone to fires and KRK Realty can not contribute to potential fires.

_____	_____	_____	_____
	Date		Date
_____	_____	_____	_____
	Date		Date
_____	_____	_____	_____
	Date		Date

Property Manager

Date