

Tenant Agreement with University Area Properties

Rent is due on the first day of each month. A late fee of \$25 is due after the 5th day of each month.

Houses must be kept clean. Clean on a regular basis including all surfaces. Spray tub, shower and bathroom ceiling to control mildew and mold. If you would like recommendations for a cleaning person or crew, feel free to call me. I highly suggest you hire someone to help clean periodically. Refer to "The Move Out Form" on my website www.uapnc.com University Area Properties.com for cleaning instructions and fees that will be charged upon your move out date if houses are not cleaned.

Call Greenville Utilities to arrange for power, water, sewer, trash and natural gas to be turned on. Utilities must be cut on the entire time of your lease. Do not delay to have natural gas turned on. You will incur the cost of having the lines inspected and serviced if you fail to have it turned on at the beginning of your lease.

HVAC systems are to be maintained properly. If you turn the thermostat too low, the system will freeze and a service call will be your responsibility. I suggest a temperature of 72-75 in the spring and summer and 77-80 in the winter.

Ventilation fans in the bathrooms must be used. Leaving the bathroom door open after finishing your shower will allow the moisture to escape. I also suggest you purchase a space fan to circulate air.

During periods of hot humid weather, I suggest leaving closet and bedroom doors open to help with air ventilation. Never put wet shoes, clothes or towels in closets. Allow them all to dry completely on a rack or hook.

Run ceiling fans and/or box fans to help circulate air as needed. These must be turned off when you are not home.

Keep all appliances in working order to the best of your ability. Do not overload the dishwasher and always rinse dishes before loading in the dishwasher. Dirty dishes must be cleaned and not piled up in the sink. Do not overload the washing machine and dryer. Clean the lint tray after each use.

Fireplaces are not to be used. Kerosene heaters or fuel burning heaters are not allowed. No smoking inside the house and burning candles is not allowed in the house.

Yards are to be kept clean. Trash and debris must be picked up and placed in a secure garbage bag and placed in the green city trash can or hauled away. The city will not pick up anything left on the curb. Wheel the trash cans to the street Sunday evening for Monday pick up. Do not park cars on the grass.

Immediately report maintenance issues. You will be charged repair fees if tenant negligence is determined.

Smoke detectors and carbon monoxide detectors are provided for you. Do not dismantle them or remove batteries. Replace batteries when needed.

University Area Properties is not affiliated with East Carolina University or Pitt Community College. Under no circumstances is your lease contingent upon their decisions and academic calendar.

When you leave for extended periods, call the Non Emergency Police number and request a ride by and house check. It is free. Take valuables with you, and leave thermostats on a reasonable setting.

Keep all doors and windows locked, including your car. Do not take screens off windows to gain access to the house.

You agree you will be responsible for damages caused to the house if you do not comply with these and all other lease terms.

We try our best to keep all properties in good condition. We hope you will enjoy living in your house.

Tenants-----

Landlord-----

