



## **Rental Rules and Regulations**

The following is a list of rules and regulations that are part of the Lease Agreement. These rules and regulations are for the purpose of maintaining the aesthetic appearance and comfortable living environment of the home and insure proper use of the rental and the premises. Tenant agrees to comply with all rules and regulations and understands that they are responsible and liable for the actions and behavior of their entire household, as well as their guests and visitors. Violations of the below rules and regulations will result in termination of tenancy.

**Occupancy:** Occupancy is limited to those listed on the Lease Agreement. Any additional person(s) staying in the home for a period of more than 72 hours requires landlords written consent and must be approved for tenancy. Unapproved occupants staying in the home will result in termination of tenancy for all occupants and tenants will be charged a non-refundable \$500 Occupancy Violation Fee

**Contact Information:** Tenant shall keep the landlord/manager informed of current contact information at all times, including phone numbers, emails, and emergency contacts.

**Smoking:** Smoking is NOT permitted on the premises by tenants or guests. Tenant will be held liable for any smoke-related damage, including odor or stains in the walls, ceilings, carpets, flooring, and other damage caused by smoking. Tenants are responsible and liable for the actions of their guests and visitors.

**Decks/Balconies/Patios:** Decks, balconies, and patios must remain clear of debris, garbage, bicycles, furniture, shoes, and other clutter. Decks, balconies, and patios may not be used to dry clothes or as storage. *Barbecues are not permitted. Lawn furniture, and plants are the only acceptable items allowed on decks, balconies, and patios.*

**Window Coverings:** Tenants may not use bed sheets, blankets, or other similar materials for window coverings. Blinds must remain in the down position. Tenant's personal curtains and window coverings cannot be visible from the outside. Damaged blinds must be replaced immediately (within 24 hours).

**Satellite Dishes/Antennas:** Satellite dishes and antennas may not be installed or attached to the building.

**Walkways:** All walkways and stairs are to be kept clear and free of debris at all times. Absolutely no storage or accumulation of any items on or near walkways or interior or exterior stairs. All brooms, mops, waste receptacles, etc. must be stored inside the rental.

**Noise:** Tenants shall respect their neighbor's rights to peace and quiet and shall keep all noise to a minimum, including keeping voices, music, stereos, vehicles, and television levels to a minimum. Tenants shall use the premises in a way as to not disturb neighbors, including not slamming doors, knocking on walls, stomping on floors, honking, revving engines, or in other ways being disruptive. **Any** noise between the hours of 10pm – 7am will not be tolerated.

**Use of Driveways/Parking Lot:** Driveways and parking lots shall be used solely for vehicles. No skateboarding, skating, bicycling or playing is allowed in these areas.

**Parking:** Vehicles shall only be parked in designated parking spaces. Parking spaces are for tenants only. Vehicles must be operational. Absolutely no obstructing other vehicles, parking on the lawn, sidewalk, or walkways. Trailers, boats, and recreational vehicles shall not be parked on the premises. Vehicles in violation may be towed without further notice.

**Trash/Garbage Receptacles:** All trash and garbage shall be in tied plastic bags and placed in the proper receptacles. Trash and garbage shall never be placed beside or behind the receptacles.

Absolutely no furniture is to be placed or disposed of in or near the receptacles. The cost of disposal of such large items will be charged to the owner of the items. Recycling bins are for the proper disposal of recyclable trash only. Flatten all boxes before putting them in the recycle bin. Each Resident is responsible for keeping the area directly surrounding their home clean. Single Family Homes: Tenants shall adhere to their city's pick up schedule.

**Lockout/Lost Key:**

Lockouts will require the use of an independent locksmith and tenant will be charged for service. Tenants shall not change or add to the locks of the rental at any time. Lock changes shall be conducted only by the landlord/manager. New locks may be requested for a fee.

**Pets :** Tenant shall not keep any animal or pet in or around the premise without landlord's consent and without a Pet Addendum incorporated into the lease agreement. Any tenant that is found in breach of lease regarding not having pet(s) approved, will result in termination of the lease for all occupants

**Vehicle Maintenance:** Vehicle repairs shall not be conducted on the premises.

**Cooking:** Cooking shall only be conducted in the kitchen. Tenant shall never pour cooking grease or other damaging/obstructing objects down toilets, sinks or drains.

**Weapons:** Tenant shall not possess, use, or store deadly weapons in the rental or elsewhere on the premises, including firearms.

**Maintenance:** Maintenance requests must be made through the online tenant portal. Tenant is liable for all expenses incurred that are a result of tenant misuse or neglect, including that done by guests and visitors.

The tenant is responsible of any "minor" or cosmetic repairs or replacements in the amount of \$150.00 or less. This includes replacing light bulbs, shower rods, locks, knobs, handles, etc. Please refer to your lease (section 22) for more details.

**Plumbing:** Tenant shall report all drips and leaks immediately to the landlord/manager. Tenant is liable for all expenses or repairs resulting from tenant stopping of waste pipes or overflow from sinks, tubs, toilets, showers, washbasins or containers.

**Vandalism/Illegal Activities:** Vandalism of any kind will not be tolerated. Any tenant or guest who vandalizes the rental or grounds in any way is liable for criminal prosecution. Tenant is liable for all expenses associated with returning the premises to their proper condition. Illegal activity of any sort will not be tolerated. All illegal activities will be reported to the proper authorities and will result in immediate eviction.

**Inspections:** Routine inspections of the premises will be conducted with proper notice.

**Tenant(s) agree that they have read, understand, and will abide by these Rules and Regulations and understands that they are personally liable for the behavior and actions of their household, guests, and visitors.**

Tenant 1 Initial Here \_\_\_\_\_

Tenant 2 Initial Here \_\_\_\_\_

Tenant 3 Initial Here \_\_\_\_\_

Tenant 4 Initial Here \_\_\_\_\_

Date:



**Office Address: 2035 Howell Branch Rd, STE. 1060, Maitland FL 32751**

**Phone: 407-542-4403**

**Email: [info@cfrmanage.com](mailto:info@cfrmanage.com)**

**TENANT MOVE-IN CHECKLIST**

**This form is due from tenant(s) within (3) days after move-in date to be valid.**

**Property Address:**

Tenant Name (completing the inspection):

SELECT OR CHECK OFF CONDITION NEXT TO EACH ITEM

**1. EXTERIOR**

Driveway/ Walkway

Lawn/Landscape	Good	Fair	Poor
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Exterior Paint	Good	Fair	Poor
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Gutters/Downspout	Good	Fair	Poor
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Windows/Screens	Good	Fair	Poor
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Pool/Equipment	Good	Fair	Poor
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Decking /surface	Good	Fair	Poor
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Water condition	Good	Fair	Poor
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Screening/fencing	Good	Fair	Poor
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Front Door	Good	Fair	Poor
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Patio Area	Good	Fair	Poor
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Patio Screens / Door	Good	Fair	Poor
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**2. KITCHEN**

Windows/ Blinds	Good	Fair	Poor
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Flooring / baseboards	Good	Fair	Poor
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Outlet/Switches	Good	Fair	Poor
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Fixtures / Sink	Good	Fair	Poor
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Cabinets/counter tops	Good	Fair	Poor
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Refrigerator	Good	Fair	Poor
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Range / Range Hood	Good	Fair	Poor
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Dishwasher	Good	Fair	Poor
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Garbage Disposal	Good	Fair	Poor
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Microwave	Good	Fair	Poor
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You Are Renting This Property In As-Is Condition Unless Notified In Writing By Lessor At The Time Of The Rental Application. This Is Not A Maintenance Request Form. Re-List All Functional Defects Which Need To Be Remedied By The Owner/ Agent Separately.

Other:	Good	Fair	Poor
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### 3. LIVING ROOM & DINING ROOM

Windows/ Blinds	Good	Fair	Poor
Light Fixtures	Good	Fair	Poor
Outlet/Switches	Good	Fair	Poor
Ceiling / Walls	Good	Fair	Poor
Flooring / Carpets	Good	Fair	Poor
Sliding Doors / Blinds	Good	Fair	Poor
Sliding Door Locks	Good	Fair	Poor

### 4. MISCELLANIOUS

A/C System	Good	Fair	Poor
Laundry – Washer / Dryer	Good	Fair	Poor
Water Heater	Good	Fair	Poor
Garage Door/ Opener	Good	Fair	Poor
Overall Garage Condition	Good	Fair	Poor
Alarm System	Good	Fair	Poor
Smoke Detectors	Good	Fair	Poor
Fire extinguishers	Good	Fair	Poor
Window Screens:	Good	Fair	Poor
Fire Place	Good	Fair	Poor
Other:	Good	Fair	Poor

### 5. MASTER BEDROOM

Windows/ Blinds	Good	Fair	Poor
Flooring / Carpet	Good	Fair	Poor
Outlet/Switches	Good	Fair	Poor
Ceiling Fans / Light Fixtures	Good	Fair	Poor
Ceiling /Walls	Good	Fair	Poor
Doors/ stops	Good	Fair	Poor
Closet Doors	Good	Fair	Poor
Closet Shelves	Good	Fair	Poor

### 6. MASTER BATHROOM

Windows/Blinds:	Good	Fair	Poor
Outlet/ Switches	Good	Fair	Poor
Shower/Tub:	Good	Fair	Poor
Shower Door	Good	Fair	Poor
Vanity/ Sink & Fixtures :	Good	Fair	Poor
Cabinet / Counter Tops	Good	Fair	Poor
Toilet	Good	Fair	Poor
Exhaust Fan	Good	Fair	Poor
Doors / Locks	Good	Fair	Poor
Floors /Baseboards	Good	Fair	Poor
Walls /Ceilings	Good	Fair	Poor
Other:	Good	Fair	Poor

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### 7. BEDROOM 2

Windows/ Blinds	Good	Fair	Poor
Flooring / Carpet	Good	Fair	Poor
Outlet/Switches	Good	Fair	Poor
Ceiling Fans / Light Fixtures	Good	Fair	Poor
Ceiling /Walls	Good	Fair	Poor
Doors/ stops	Good	Fair	Poor
Closet Doors	Good	Fair	Poor
Closet Shelves	Good	Fair	Poor

### 8. BEDROOM 3

Windows/ Blinds	Good	Fair	Poor
Flooring / Carpet	Good	Fair	Poor
Outlet/Switches	Good	Fair	Poor
Ceiling Fans / Light Fixtures	Good	Fair	Poor
Ceiling /Walls	Good	Fair	Poor
Doors/ stops	Good	Fair	Poor
Closet Doors	Good	Fair	Poor
Closet Shelves	Good	Fair	Poor

### 9. BEDROOM 4

Windows/ Blinds	Good	Fair	Poor
Flooring / Carpet	Good	Fair	Poor
Outlet/Switches	Good	Fair	Poor
Ceiling Fans / Light Fixtures	Good	Fair	Poor
Ceiling /Walls	Good	Fair	Poor
Doors/ stops	Good	Fair	Poor
Closet Doors	Good	Fair	Poor
Closet Shelves	Good	Fair	Poor

### 10. BATHROOM 2

Windows/Blinds:	Good	Fair	Poor
Outlet/ Switches	Good	Fair	Poor
Shower/Tub:	Good	Fair	Poor
Shower Door	Good	Fair	Poor
Vanity/ Sink & Fixtures :	Good	Fair	Poor
Cabinet / Counter Tops	Good	Fair	Poor
Toilet	Good	Fair	Poor
Exhaust Fan	Good	Fair	Poor
Doors / Locks	Good	Fair	Poor
Floors /Baseboards	Good	Fair	Poor
Walls /Ceilings	Good	Fair	Poor
Other:	Good	Fair	Poor

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11. BATHROOM 3

Windows/Blinds:	Good	Fair	Poor
Outlet/ Switches	Good	Fair	Poor
Shower/Tub:	Good	Fair	Poor
Shower Door	Good	Fair	Poor
Vanity/ Sink & Fixtures :	Good	Fair	Poor
Cabinet / Counter Tops	Good	Fair	Poor
Toilet	Good	Fair	Poor
Exhaust Fan	Good	Fair	Poor
Doors / Locks	Good	Fair	Poor
Floors /Baseboards	Good	Fair	Poor
Walls /Ceilings	Good	Fair	Poor
Other:	Good	Fair	Poor

12. BATHROOM 4

Windows/Blinds:	Good	Fair	Poor
Outlet/ Switches	Good	Fair	Poor
Shower/Tub:	Good	Fair	Poor
Shower Door	Good	Fair	Poor
Vanity/ Sink & Fixtures :	Good	Fair	Poor
Cabinet / Counter Tops	Good	Fair	Poor
Toilet	Good	Fair	Poor
Exhaust Fan	Good	Fair	Poor
Doors / Locks	Good	Fair	Poor
Floors /Baseboards	Good	Fair	Poor
Walls /Ceilings	Good	Fair	Poor
Other:	Good	Fair	Poor

Other Notes Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

I agree that this is the condition of the premises and understand that the return of my security deposit is subject to the conditions listed in the Security Deposit Agreement.

Tenant 1 Initial Here:

Tenant 2 Initial Here:

Tenant 3 Initial Here:

Tenant 4 Initial Here:

Date:

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