

For Your Information:

- Lindow Properties requires a 12 month lease agreement on all apartments and 24 months on all single family homes. After satisfying the lease term, the lease continues on a month to month term.
- 30 days *written* notice is required for move outs.
- Security deposit is equal to one month's rent. Deposit may not be used to pay rent at any time during tenancy.
- Lindow Properties allows for a 5 day grace period. On the 6th day, late fees in the amount of \$5 per day beginning on the 6th day will apply.
- If a tenant does not fulfill the lease term, the deposit is forfeit and the tenant must pay up the remainder of the lease term or until a new tenant is in residence.
- For return of the deposit, the residence must be clean, free of pests, carpets professionally cleaned, rent fully paid, utilities paid up and proper notice given. A moving checklist will be provided to aid in the process and help ensure the return of your deposit.
- Tenant may hang pictures, photos, curtain rods, etc. No other alterations may be made. Tenants may not paint.
- Tenants must keep working batteries in all smoke and CO2 detectors.
- Due to insurance restrictions, trampolines, swing sets, pools larger than a baby pool and basketball hoops are not permitted. Bar-b-cue grills are not permitted on wooden decks. If located on a concrete patio, they must be 6 feet away from the siding.
- Trailers, non-operating vehicles and vehicles without current registration may not be parked outside.
- All occupants 18 and over must undergo a background check. Buildings do have occupancy limits, and any additional occupant must be approved by Lindow Properties.
- Not all buildings allow pets. If a pet is allowed, only one pet under 25 pounds is permitted. Additional \$25 per month in rent and an additional \$300 non-refundable pet deposit is required.
- We participate in the Crime Free Program. No illegal activity is allowed to take place on or near the premises. If illegal activity occurs by the tenant or guests of the tenant, the tenant may be evicted.
- Smoking should be done outside of the building. All cigarette butts and trash should be disposed of properly.
- Outside yard areas and landscaping should be kept in good appearance.
- The lockout fee during business hours is \$50 and after hours is \$75. Tenants may also call a locksmith of their choice.
- Resident must obtain renter's insurance.

These are some general rules and not fully inclusive of the entire lease agreement. This does not constitute a contract or agreement. Lindow Properties may add or change at their discretion. This is for informational purposes only.