

Homefinders Rental Properties

2051 Cedar Street - McKenzie, TN 38201

731-352-2255

EFFECTIVE NOVEMBER 1, 2009

Lessee/Tenant shall be responsible for repair or maintenance functions to include, but not limited to the following:

- Changing of air conditioner/furnace filters on a monthly basis;
- Resetting of circuit breakers or fuses;
- Unstopping plumbing (except that caused by tree roots or faulty pipes);
- Damage resulting from failure to promptly report to the property manager/landlord any malfunctions or abnormal operations of equipment within the rented property;
- Damage resulting from forceful entry or burglary;
- Changing of electric light bulbs;
- Tightening, of screws, nuts and bolts on hardware not requiring specialized training;
- Excessively high water or utility bills resulting from failure to report of obvious leaks;
- All screen repair, or replacement and repair, or replacement of all broken glass, caused by the tenant or guests of the tenant;
- Payment of any repair bill due to tenant request where no problem was found or corrected;
- Lighting of any and all pilot lights on gas fixtures; insuring the proper operation of smoke detector(s) and replacing the battery as needed. Lessee/Tenant may notify lessor/landlord of necessary repair or corrective action/maintenance and request assistance at lessee/tenant expense. Lessee/landlord will **not** pay for any repairs or billings charged to lessor/landlord by lessee/tenant.

THIS NUMBER IS TO BE CALLED FOR EMERGENCY REPAIRS NEEDED AFTER THE RENTAL DEPARTMENT IS CLOSED. EMERGENCY REPAIRS ARE SUCH AS:

- GAS LEAKS - 986-8289
- LOSS OF HEATING WHEN THE TEMPERATURE FALLS BELOW FREEZING – 986-8289 if gas, 986-8284 if electric

EXAMPLES OF NON-EMERGENCIES:

- Plumbing stoppages
- Locked out
- Air Conditioner or appliances not working
- Noisy neighbors
- Broken windows, screens, etc...

Most of these items are the responsibility of the tenant and you can call your own repairman if you wish. All repairs arranged for by the tenant will be paid for by the tenant!