

LEASE - TENANT'S TOP EXPECTATIONS

Item 4c	My rent checks should be made payable to WEST CHATHAM MANAGEMENT, INC , and may be mailed to the following address: 120 Commerce Court, Pooler, GA. 31322 .
Item 5a-g	I understand that my monthly rent is due the first of each month. If my rent is received after the 5th, I will be charged a late fee that equals 10% of my rent. I may pay my rent online via my Resident Portal, with a personal check, money order, certified check or cashier's check. Cash is not accepted . If a NSF (Non-sufficient fund) check is received, then I understand I am responsible for all fees and thereafter PM may no longer accept personal checks.
Item 6 & 7b & c	(6) I understand that for a Holding Fee , the property will be taken off the rental market for 30 days. If I do not take occupancy I will forfeit the holding fee. I understand that my Security Deposit will be returned as long as I fulfill the requirements of 7b (i - vii) . The PM has the right to deduct the cost incurred should I violate any of the items listed in 7c (i - vi)
Item 7h	I am aware there will be a Move-Out inspection within 3 days of my move-out. I will have 5 days to inspect any items that the PM may find and dispute them. I must have all items removed and return keys, which will constitute the last day of occupancy, before PM will schedule Move-Out inspection.
Item 8	I am aware that if I do not renew my lease by the expiration date, it will continue on a month to month basis with an additional \$100 per month fee added. I am required to give the PM a written notice of 30 days to vacate at the end of a calendar month once I go MTM.
Item 9	Either party can terminate this agreement as of the last day of the calendar at the end of the initial lease term by giving the other party not less than sixty (60) days written notice.
Item 10	I understand the following procedures for terminating my lease agreement prior to the lease ending date for any reason: a) Give Management not less than sixty (60) days' written notice on or before the first day of the calendar month; b) Pay an early termination fee equal to 1 month's rent; c) Reimburse the landlord for any concessions utilized during the lease term; d) Pay an Administration Fee equal to \$200.00; e) All early termination fees, concessions and rent through the 60 day notice must be paid in advance to vacating premises; f) Forfeit Security Deposit (Cannot be used for any unpaid rents, damages or early termination fees).
Item 14 c-h	I understand that it is my responsibility to maintain the premises. If during an inspection of my property any of the conditions in 14b are present, then I will be in default of my lease. If not corrected I could be evicted. I am responsible to keep batteries in smoke detectors, drip pipes in freezing weather; keep debris and trash out of yards; PM will quarterly spray to help minimize pests only.
Item 14 j-n	No structures can be added without written permission from PM, including satellite dishes on the roof. I am prohibited from altering locks. PM must be able to enter at all times. There will be a \$75 fee if locks need to be rekeyed for any reason. PM is responsible for lawn care and cutting schedule will be at sole discretion of PM. Sprinkler timer is set by PM and Tenant should not change any settings. All vehicles must be parked in driveway, garage or designated parking spaces. No Parking on Grass. No vehicle maintenance outside of garage. Grills must be used 10 ft away from home and stored on patio.
Item 21	No pets are allowed without permission from PM and signing of "Pet Exhibit". I must notify PM should I obtain a pet during lease term within 48 hours.
Item 26	I understand PM will conduct Quarterly Maintenance Inspections (per item 14c - periodic inspections). They will be scheduled weekdays 8am -4pm, if I am unable to be at appointment PM shall have the right to access the property with a 24 hour notice.

I acknowledge by the signing of this Document that the above information has been explained to me by authorized agent for West Chatham Management, Inc.

Tenant Signature _____ **Date** _____

Tenant Signature _____ **Date** _____

Agent Signature _____ **Date** _____