

## Repairs and Maintenance

The following information below is provided to you, so that you are aware of what is considered a "minor repair" item. All "minor repair" items are the responsibility of the tenant to pay for the first \$100 to repair these items. If the service technician or property manager determines that the item needing to be repaired was damaged by the tenant's actions and neglect, then the tenant will be held responsible for the entire cost of the repair or replacement. Most, but not all, minor repair items are listed below.

### Minor Repair and Maintenance Items Listed below are the Tenants Responsibility

A/C Filters	Plumbing Stoppages	Toilet Flapper Balls
Closet Door Rollers	Drip Irrigation Emitters	Door Knobs
Replace Dead Plants/Trees	Trim Tree Limbs When Needed	Landscape Maintenance
Garbage Disposal Jams	Light Bulbs	Closet Shelving
Smoke Detector Batteries	Shower Door Rollers	Shower Heads
Sprinkler Heads	Tub and Sink Stoppers	Faucet Repair
Microwave Repair/Replace	Dryer Repair/Replace	Window Rollers
Refrigerator Repair/Replace	Stove/Range Repairs	Window Blinds
Dishwasher Repair/Replace	Washing Machine Repair/Replace	Garage Door Units

### Landlord to Repair/Replace as Needed Listed Below (unless damage was caused by tenant)

Plumbing Leaks (tenant to notify landlord immediately or tenant is responsible for collateral damage)

Air Conditioning/Heating (as long as the filters have been changed on a regular basis)

Shower Valve (as long as damage was not done by tenant)

Sprinkler Main Valves

Water Heaters

Roof Repair

Door Bells

### Scheduled Appointments

In the event an appointment is made with the tenant for a technician to perform a repair, the tenant has a responsibility to keep that appointment out of consideration for the professional who scheduled that appointment. If the tenant does not keep a scheduled appointment, does not give advance notice of cancellation or does not allow the technician access to perform the scheduled repair, the tenant is responsible for the cost of the technician's service and will need to reschedule a future appointment.

### Lost Keys/Remotes

Lost keys and remotes are the responsibility/cost of the tenant, to replace these items.