

Most important things to remember:

1. We do not allow outdoor trash cans, all trash must be taken to the dumpster and not set outside or left sitting inside the unit.
2. Pictures , miniblinds and curtains are allowed and considered normal wear and tear unless there is significant damage made during the installation of these objects.
3. Noise should not be above a dull minimum after 10:00 p.m. Outside of this, respect your neighbors and do not have music, tv's etc. excessively loud even during the day.
4. Do not paint walls or change floors covering and no wallpaper is allowed or permanent border.
5. We do not allow visiting pets-people that come to see you cannot bring their animals with them.
6. You are responsible for the actions of your guest- so be sure to make them aware of our policies and rules, this is your responsibility, not the PHA's.
7. The area inside and outside of your unit is your responsibility to keep clean, if it isn't your trash, clean it up anyway and if you know who is leaving it, tell us so we can take care of it.
8. We inspect twice per year. Looking for unit damage, cleanliness and working order of things in unit. We notify 48 hours prior to coming in. Outside of this, if Maintenance or neighbors report a unit is not being kept clean or damaged, we will request to inspect it. If denied entry, we will not work with said tenant and file for eviction.
9. Only clean stainless steel on hood surround and behind stove with a non-abrasive cleaner and soft cloth or sponge. Brillo pads, etc. are not allowed because it scratches this material very easily.
10. They do mandatory pest control twice a year. If you have any pest control issues between these months, call and can treat every month.
11. Do not allow overnight guests more than 7 calendar days per year.
12. Do not allow people to live there that are not listed on the lease.
13. Be sure to report any change in income within 10 business days. (if income goes up or down, you must report it.)