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*Any closer, you'd be in class!*

## Tenant Maintenance Options

Our Maintenance Staff is available to fix problems if the tenants choose that option. The tenant can also choose to try and repair the problem themselves by using the tips they've learned from the Maintenance Virtual Tour.

**NOTE: For the safety of our tenants and the property owners, please do not hire out any contractors or vendors without written consent from management.**

Following are some examples of who would be financially responsible for the maintenance repairs.

<u>Billable to Tenant:</u>	<u>Landlords Responsibility:</u>
1. Bulbs; need to be replaced with the same wattage Standard height ceilings, barstool lights, appliances	Fluorescent Kitchen, or bathroom fan vent Vaulted ceiling Stairwell
2. Smoke detector/Carbon Monoxide batteries (9 Volt) Standard height ceilings	Vaulted ceiling Stairwell
3. Tub/shower and sink drains Clogs Overflows	Mechanical Failure Leaks, that are out of tenants' control
4. Toilets Clogs Overflows	Mechanical Failure Leaks, that are out of tenants' control
5. Garbage disposals Clogs Overflows	Mechanical Failure
6. Power out Re-set breaker GFI	Faulty breaker Faulty GFI
7. Obvious damages i.e.: Broken doors, fixtures	

### **For Your Information:**

- Dryer lint trap – Needs to be cleaned out after EVERY cycle. This will allow your dryer to be more efficient saving you time and money. If not cleaned properly, it can become a fire hazard.
- When the garbage disposal is clogged, the dishwasher will not drain properly.
- Toilet deodorizers can degrade parts in the toilet tank. If you choose to use any kind of deodorizer you will be charged to fix damages that result from use. Deodorizers in the toilet bowl are acceptable.
- You are responsible for everything that goes down your drains. If there is a clog or an overflow due to a foreign object blocking the pipes it will be repaired at your cost. Foreign objects include, but are not limited to; food, trash, Q-tips, Kotex, Condoms, Tampons, toothbrushes, disposable razors, plastic combs, washcloths, etc.