

HOW TO BE A GOOD TENANT

Basically, being a good tenant is treating the home as if it were your very own. To be a good tenant is to **PLAY FAIR**.

PAY THE RENT ON TIME.

LEAVE THE HOUSE EXACTLY AS YOU FOUND IT WHEN YOU ARRIVED. IF YOU HAVE MOVED SOME FURNISHINGS OR PORCH FURNITURE, TAKE THE TIME TO PUT THEM BACK.

ASK THE LANDLORD HOW TO HANDLE HOUSE REPAIRS. BE SURE YOU HAVE THE NAMES OF THE SERVICE PEOPLE WHO HAVE NORMALLY WORKED ON THE HOUSE. IF THE LANDLORD IS REACHABLE, TYPICALLY THE TENANT CALLS THE LANDLORD FIRST, THEN CALLS THE SERVICE PERSON. MOST LEASES CALL FOR THE TENANT TO PAY FOR THE FIRST \$100 OF THE REPAIR. THE LANDLORD MAY KNOW HOW TO FIX THE PROBLEM WITHOUT SPENDING MONEY.

YOU SHOULD KEEP IN MIND YOUR LANDLORD LIKES THE HOME AND WANTS YOU TO BE HAPPY THERE. TRY TO WORKOUT YOUR HOUSE NEEDS, BUT IF YOU CAN'T SOLVE A PROBLEM, GIVE YOUR LANDLORD A CALL.

FOLLOW THE RULES OF THE LEASE.

ALWAYS CONFESS IF YOU HAVE BROKEN SOMETHING. MOST LANDLORDS ARE VERY UNDERSTANDING AND APPRECIATIVE OF KNOWING THAT SOMETHING HAS HAPPENED.

INVENTORY THE HOUSE PRIOR TO MOVE IN. BEST OF ALL DO THIS WITH YOUR LANDLORD. PICTURES OR VIDEOS CAN BE A BIG HELP.

READ ANY SPECIAL HOUSE INSTRUCTIONS AND KEEP THESE INSTRUCTIONS IN A HANDY PLACE FOR EASY REFERENCE.