



**CHANDEN
HOMES LTD.**

**PROPERTY MANAGEMENT
& MAINTENANCE SERVICES**

Box 325 Blumenort, MB. R0A 0C0 * phone 204.346.0083 * email: office@chandenhomes.com

Guidelines

Property: _____

Tenant: _____ Tenants Phone Number: _____

I/we also agree to the following rental and/or lease arrangements.

1. Rent is due the 1st of each month.
2. A late fee will be charged of \$10 for 1st day that rent is late & \$2.00 per day there after.
3. All N.S.F. checks will be subject to a \$60.00 charge.
4. It is required that the tenant submit 12 months of post-dated checks to landlord on the move in day.
5. Tenants pay ALL utilities—Hydro and water.
6. Tenant responsible for snow removal for their sidewalk or parking as per lease
7. Tenant responsible for lawn care as per lease
8. **No PETS** allowed.
9. **No smoking/vaping** inside premises allowed.
10. Tenants may request to assign their lease to a new tenant. A \$75 fee would be paid at the time of request but does not release the tenant from the current lease. Before assignment is complete the tenant must be approved by Chanden Homes. Sublets are not permissible.
11. Leases renewable annually.
12. If you have guests, it is your responsibility to ensure they behave appropriately and adhere to the rules and respect other people’s rights and privacy to enjoy their homes and refrain from any behaviour that may interfere with this. The tenant is responsible for any and all damage caused by themselves or their guests.
13. Noisy tenants will not be tolerated (i.e. loud music, TV, shouting or parties; you will be evicted and your deposit forfeited).
14. Tenant is responsible for putting out their garbage in designated areas ONLY (not left on front step). If your bag is damaged you are responsible to clean up the spill.
15. The only persons allowed to live in the apartment are the names on the lease, unless the landlord has agreed in writing that another person can move in.
16. No painting or alterations can be carried out without the written consent of the landlord, if you wish to redecorate we will discuss it with you, but we do reserve the right that should you leave the property we may want it to be repainted back to the original colour scheme at the tenants own expense.
17. Satellite dishes are not to be installed into the units, as all units have been wired for Shaw TV & Internet.
18. All light bulbs must be uniform when moving out in shape, colour and wattage per area.
19. Tenants must shampoo carpets upon move out.
20. I understand sanitary products including tampons, diapers, baby wipes etc. should **NEVER** be disposed of down the toilet. If an issue arises where a call needs to be made and these products have clogged the system I take responsibly for the repair.

I hereby agree to all terms as outlined above:

Tenants Signature: _____

Witness: _____

Tenants Name: _____

Date: _____