CHANDEN HOMES LTD. | PROPERTY MANAGEMENT & MAINTENANCE SERVICES

Box 325 Blumenort, MB. R0A 0C0 • phone 204.272.7846 • email: office@chandenhomes.com

Guidelines

Property: _____

Tenant:_____Tenants Phone Number: _____

I/We also agree to the following rental and/or lease agreements.

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. cheques will be subject to a $60 charge.
4. It is required that the tenants rent be paid by Automatic Withdrawal, or 12 months of post-dated cheques be provided on move in.
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. Tenant is responsible for all insurance including personal belongings and vehicle insurance.
9. Any tenant with parking is required to have a parking tag provided by Chanden Homes visible at all times. Failure to do so may result in the vehicle may be towed at owners expense.
10. No **PETS** allowed.
11. No **smoking/vaping** inside premises allowed.
12. 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.
13. Leases renewable annually.
14. If you have guests, it is your responsibility to ensure they behave appropriately and adhere to the rules and respect others 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 damage caused by themselves or their guests.
15. Noisy tenants will not be tolerated (i.e. loud music, TV, shouting or parties; you will be evicted and your deposit forfeited).
16. Tenants are not permitted to place or store doormats, footwear, decorations or any other personal belongings in the hallways or outside their unit doors.
17. Tenants are not permitted to install LED strip lights or similar adhesive lighting on walls, ceiling, cabinets, or other surfaces, as they may damage the paint or finishes upon removal.
18. 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.
19. Tenant is not permitted to put large pieces of furniture in or around the dumpster. If you are found doing so, you will be fined for additional garbage removal.
20. 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.
21. 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.
22. Satellite dishes are not to be installed into the units, as all units have been wired for Shaw TV & Internet.
23. All light bulbs must be uniform when moving out, in shape, colour, and wattage per area.
24. Tenants must shampoo carpets upon move out.
25. I understand sanitary products including tampons, diapers, baby wipes etc. should **NEVER** be disposed of down the toilet. If an issue arrises where a call needs to be made and these products have clogged the system, I take responsibility for the repairs.
26. I consent to receiving marketing and communications information from Chanden Homes Ltd. Information you may receive includes: alerts, communication about community news, urgent notifications, events, and other content. You may withdraw your consent at any time.

I hereby agree to all terms as outlined above:

Tenants Signature:_____ Witness: _____

Tenants Name:_____ Date: _____