

PREPARING TO OCCUPY ONE OF OUR HOMES

As you prepare to occupy one of our homes, please review the following requirements necessary for a successful relationship with us:

1. Our goal will be to provide you a clean home with all appliances, fixtures, and light bulbs operational at move-in. Accordingly, we will expect you to return the home to us in the same condition when you move out.

NOTE: In some cases, modifications that would be acceptable to a home you OWN are not appropriate for a rental property which will be used by other occupants once you are gone.

We have prepared a move-out checklist that will be utilized for the final inspection. Reviewing this at time of occupancy can avoid issues when you vacate. That checklist may be viewed or printed at:

<http://bestaustinhousing.com/wp-content/uploads/Move-out-checklist-2.pdf>

2. WALL HANGINGS

PLEASE! Refrain from using those in-wall plastic or metal mollys for hanging items on the wall. Once you move, it will be almost impossible to recover the wall from the big hole left without fully repainting. Instead, we find the simple hooks which attach with a thin, angled nail are quite adequate for most wall items. Hooks such as this shown below are available at most hardware stores in sizes to support up to 50 lbs. If this type hook won't support the item you have in mind, then it is not an appropriate item for a rental home



3. The following items are not allowable to be attached to any wall (except the garage) without written approval from the owners. Any damage caused by ignoring this requirement will likely result in a significant charge to cover repair and repainting as necessary:

- Shelving of any kind
- Wall Hanging TV brackets
- Speaker brackets
- Wall sconces or lighting
- Towel racks

4. Multiple Tack holes: Please note that our walls are NOT designed to be bulletin boards. If you or your children have desire to attach more than 2-3 items per wall, then we would ask that you install a separate bulletin board for that purpose, using the hooks

illustrated above. Excessive holes, even small ones, will likely necessitate full repainting of the wall at client's expense.

5. RENT PAYMENT: We are semi-retired, and depend on prompt payment of the rent each month to meet our own financial obligations. As a result, you will find us to be very firm in our expectation of receiving the rent ON OR BEFORE THE DUE DATE. Late payment fees *WILL BE* assessed when the rent is received more than TWO DAYS late. If an unusual circumstance arises that might delay the rent, prompt communication, before the due date, is critical to maintaining a healthy relationship with us!
6. LANDSCAPE MAINTENANCE: Please understand that rental of a free-standing house carries the responsibility to maintain the outside landscaping. This includes:
 - a) proper watering schedule to insure plant and grass health and appearance.
 - b) regular mowing of grass and trimming of trees and shrubs (Many of our tenants have had great results from Go Mow: www.gomow.com. While we don't necessarily endorse them, several tenants have gotten great results, regular dependable schedules, and very reasonable prices)
 - c) regular weeding.If landscape discrepancies continue after our notification to you, we reserve the right to retain a professional maintenance crew to correct any issues at your expense.
7. MOVING BLANKETS
Please utilize moving blankets when bringing in heavy items, especially if going up stairways. These are available at nominal cost from Home Depot or Truck Rental locations, and will protect both your furniture and walls. Damage to walls during moving will almost certainly result in significant repair/retexture/repaint expenses at tenant's expense.

Please give careful consideration to the above items. If you feel you can comply with these requirements, then we welcome your occupancy, and will share a healthy and pleasant relationship!

Phil and Dorothee Auldridge - owners