

**MAGNOLIA COASTAL PROPERTIES, LLC**  
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**ADDITIONAL SPECIAL STIPULATIONS:**

To the lease dated \_\_\_\_\_ between \_\_\_\_\_  
Tenant(s) and MAGNOLIA COASTAL PROPERTIES, LLC, Broker, for the property  
known as \_\_\_\_\_.

1. **RENTAL PAYMENTS:** Rent shall be paid by check, money order, or cashier's check by the first of each month. If rent is not received by or on the **fifth of each month, 6pm, a late fee will be assessed of \$50. PER DAY.**
2. **PETS:** If you rent a property with a 'no pet' stipulation and acquire a pet after you take possession without obtaining my prior written consent, the pet will constitute a breach of your lease and you will be given 10 days to either get rid of the pet or vacate the premises and lose your security deposit.
3. **PETS:** If pet stipulation in place, it is your responsibility for the following at the end of the lease term: professional carpet cleaning with paid receipt, professional flea/tick spray inside and outside with paid receipt and professional house cleaning with paid receipt.
4. **YARD WORK:** You are responsible for maintaining the yard of the property you are leasing in at least the same condition as it was rented to you – grass mowed, shrubs trimmed, edging, raking, watering, etc. The grass must be mowed regularly – weekly during the high grass growing season. Neglect or abuse of the yard can result in loss of your security deposit.
5. **REPAIRS:** Landlord will specifically NOT be responsible for repair items such as burned out light bulbs, loose screws, toilets that 'run' (needs new flapper), toilet paper holders, towel racks that come loose. When minor repairs such as these are required, please take care of the property as though you own it. This is considered normal, regular maintenance which is expected of you. If a service call is made at your request or on

X \_\_\_\_\_ X \_\_\_\_\_

your behalf for a problem at your property, and there is no repair made, you will be responsible for the service charge. If there is a real problem that requires a service call, I will reserve the right to rely on the technician to determine whether

the problem would have happened no matter who was living in the property (stove burner burns out) or whether it is a tenant caused problem (ie – rubber ducky blocking the toilet or feminine hygiene products blocking the toilet). On a very basic level, you break it, you will pay to repair it.

6. **KEYS:** I retain keys to all properties, and will arrange to have repairs or maintenance performed as necessary. I will notify you of any work being done. Please call me and let me know if something is damaged or broken; I would prefer to know item by item as they occur, rather than to get a list when you move out. I will give you a set of keys of the house; you may make copies. I will retain a set of keys to the home at all times. You are not allowed to change the locks or add deadbolts without my express written consent. If I need to be able to get into the house and do not have the necessary key because you have changed the lock or added a deadbolt, I will hire a locksmith and you will be responsible for the bill.
7. **CARPET:** Red liquids, such as Kool-aid or red wine or other red colored drinks, **WILL NOT COME OUT OF THE CARPET.** This is notice to you that if you cause stains that will not come out, I will charge you with the cost of replacing the appropriate amount of carpet. If you attempt to clean carpet and cause bleach-like stains, I will charge you with the cost of replacing that as well. Chemically bleached carpet will not dye, it will disintegrate and fall apart.
8. **HEAT AND AIR:** You are responsible for changing or cleaning the filters for the heating and cooling systems to your property. It will not only save money on your utility bills, but it will prevent damage to the owner's systems. Please do this monthly. Every time you write a rent check or an electricity check, let something be a reminder to you to change the filters **MONTHLY.**  
**\*\*If heating and air service call is made and problem due to dust and dirt (from lack of changing the filter) – this will be a charge to you.**

X \_\_\_\_\_ X \_\_\_\_\_

9. **INSURANCE:** Please remember the owner has insurance coverage for his building, not your possessions.  
**It is YOUR responsibility to obtain renter's insurance to provide for your personal possessions.**
10. **PESTS (Insects):** The owner is responsible for termites and wood boring insects which threaten the house.  
All other bugs, are your responsibility (ie – fleas, flies, silverfish, ants, gnats, etc.)
11. You must notify me if you have company at your home beyond thirty days. Any change in the number of persons occupying this property is a violation of the lease terms.

- 12. **CHANGES:** No alterations or changes in décor are allowed without specific, written consent from me and /or the owner.
- 13. **SMOKING:** There is NO SMOKING allowed in the house or garage.
- 14. If occupying a covenant restricted neighborhood – you will comply with the covenants (ie-boat, camper, RV restrictions in the driveway).

**15.MOVE IN/MOVE OUT INSPECTION:**

INITIALS: \_\_\_\_\_

**It is your responsibility to fill out and sign the move in/move out inspection form and return to me within 7 days of occupancy.**

**Failure to do so will result in forfeiture of, at move out time, the negotiation of landlord inspection results.**

Please remember: You are borrowing someone else’s home.  
Take care of it like it is yours.  
This is how I handle the property for my owners  
Like it is mine.

Do not hesitate to call me with questions – I want to be a good neighbor, as well as a good Property Manager (912) 756-6888.

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_