



## Tenant Maintenance Package Agreement

### Quarterly Preventive Maintenance Program

**\$40 per month**

This maintenance package is designed to help keep the home in good working order through routine quarterly preventive care. The goal of this program is to reduce the likelihood of common maintenance problems, improve system performance, and help identify small issues before they become larger repairs.

### Services Included, but not limited to, are:

- Replace HVAC filter(s) quarterly
- Blow out A/C drain line semi-annually
- Clean HVAC coils/condenser annually
- Add HVAC tablets to help prevent buildup and growth semi-annually
- Snake all bathroom sink/tub drains quarterly
- Change smoke detector and carbon monoxide detector batteries as they go out
- Snake dryer vent semi-annually
- Check for visible signs of water leaks in bathrooms, kitchen, and ceilings quarterly

### Important Program Terms

Management will visit the property on a quarterly basis to perform preventive maintenance services included in this package. However, not every item listed in this package will necessarily be completed during every quarterly visit. Services performed during each visit may vary based on seasonal needs, system condition, property setup, prior service history, and whether a particular item requires attention at that time.

This preventive maintenance package is intended to help reduce avoidable issues, but it does **not** guarantee that maintenance problems will never occur. Normal wear and tear, hidden defects, appliance failure, plumbing backups, leaks, and other unexpected issues may still happen during the lease term.

Tenants remain responsible for routinely observing the condition of the home and promptly reporting maintenance concerns to management as soon as a possible issue is noticed. Early reporting helps prevent additional damage and allows repairs to be addressed as quickly as possible.

Enrollment in this package does not replace the tenant's duty to use the property responsibly, keep the premises in sanitary condition, replace light bulbs and air filters if needed between scheduled visits unless otherwise agreed, and notify management immediately of water intrusion, HVAC concerns, electrical issues, plumbing problems, safety hazards, or appliance malfunctions.

**Acknowledgment and Signatures**

By signing below, the undersigned tenants acknowledge that they have reviewed and understand the Tenant Maintenance Package, including the services provided, its preventive purpose, and the tenant responsibility to remain vigilant and report maintenance issues promptly.

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

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

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

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

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