**SPECIAL STIPULATIONS**

1. SPECIAL STIPULATIONS TO BE PART OF LEASE FOR: Davis Rentals, ACE Rentals, LLC
2. LEGAL DESCRIPTION: **Property Address:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**
3. LANDLORD IS A LICENSED REAL ESTATE AGENT IN THE STATE OF GEORGIA.
4. SELF EMPLOYMENT: TENANT MUST PROVIDE PROOF OF INCOME AND/OR YOUR ABILITY TO PAY RENT FOR THE TERM OF THE LEASE BY FURNISHING COPIES OF FEDERAL INCOME TAX RETURNS AND BANK STATEMENT FOR THE PAST TWO YEARS, A CURRENT FINANCIAL STATEMENT OR THREE MONTHS OF MOST RECENT BANK STATEMENTS. IF YOU HAVE HAD A RECENT BANKRUPTCY, TENANT MUST PROVIDE PROOF THAT ANY BANKRUPTCY HAS BEEN DISCHARGED FOR AT LEAST TWO YEARS.
5. NO SUBLETTING WITHOUT LANDLORD’S APPROVAL IN WRITING OF SUBLET AND APPLICATION FOR RESIDENCY OF THE NEW PARTY TO THE LEASE TERMS.
6. TENANT IS REQUIRED TO OBTAIN A RENTER’S INSURANCE POLICY TO PROTECT THEIR PROPERTY FROM FIRE,WATER,WIND, STORM, AND THEFT. INSURANCE TO PROTECT YOUR PROPERTY IS YOUR RESPONSIBILITY.
7. ALL TENANTS ARE EQUALLY RESPONSIBLE FOR THE FULL TERMS OF THE LEASE.
8. TENANT SHALL FORFEIT DEPOSIT IF LEASE IS TERMINATED PRIOR TO THE END OF THE ONE YEAR LEASE TERMS REGARDLESS OF 30 DAYS' NOTICE BEING FILED BY THE TENANT.
9. MOLD DISCLOSURE AND WAIVER IS ATTACHED AND SIGNED BY BELOW TENANT. RESIDENTS ARE REQUIRED TO REMOVE ANY VISIBLE MOISTURE ACCUMULATIONS, DRY THE AREA PROMPTLY USING FANS, AND KEEP THE TEMPERATURE IN NORMAL RANGES AND THE HUMIDITY BELOW 65%
10. THIS LEASE SHALL NOT BECOME PART OF ANY PAST, PRESENT OR FUTURE BANKRUPTCY PROCEEDINGS. IT WILL BE ENFORCEABLE UNDER SUCH CIRCUMSTANCE AND SHALL NOT BE ENCUMBERED BY ANY BANKRUPTCY COURT PROCEEDING. TENANT AGREES THEY HAVE RECEIVED 30 DAYS REQUIRED NOTICE PRIOR TO FILING BANKRUPTCY DOCUMENTS THAT THE STATED RENT IS DOUBLED AND TENANT IS REQUIRED TO VACATE PROPERTY IMMEDIATELY 3 DAYS PRIOR TO ANY BANKRUPTCY FILED BY TENANT.
11. THIRTY DAYS WRITTEN NOTICE SHALL BE BINDING NOTICE AS PER LEASE TERMS BETWEEN THE LANDLORD AND TENANT. THIRTY DAYS WRITTEN NOTICE WILL BE VALID ON A TENANT AT WILL.
12. RENT TO BE PAID VIA LANDLORD TEXT MESSAGE VIA PAYCOSMOS CLOUD SYSTEM. ONLY ONE METHOD OF (CHECK, MONEY OR CERTIFIED CHECK) WILL BE ACCEPTED PER UNIT FOR MONTHLY RENT PAYMENT. ACH PAYMENTS, CREDIT CARDS AND DEBIT CARDS WILL BE ACCEPTED 3% CONVENIENCE FEE APPLIES TO ANY EFT/ACH PAYMENT.
13. IT IS AGREED BY ALL PARTIES THAT IF THE RENT IS NOT RECEIVED BY CLOSE OF BUSINESS ON THE 5TH DAY OF THE EACH MONTH THE CURRENT RENT PAYMENT IS LATE. LATE CHARGES ARE DUE AS ADDITIONAL RENT.
14. ANY FUNDS RECEIVED AFTER THE 5TH DAY OF THE MONTH MUST BE IN THE FORM OF CASH OR CERTIFIED FUNDS PAID IN FULL WITH ALL APPLICABLE LATE FEES OR DAVIS RENTALS MAY DEMAND IMMEDIATE POSSESSION OF LEASED PROPERTY AND EFFECT A NON JUDICIAL EVICTIONS.
15. IF TENANT IS LATE WITH RENT DURING THE LEASE TERMS, OWNER MAY ELECT TO NOT RENEW LEASE.
16. NO VEHICLES ARE TO BE PARK IN ANY PORTION OF THE LAWN OR AREAS NOT NORMALLY CONSIDERED SUITABLE FOR PARKING. NO DRIVING/PARKING ON THE GRASS AT ANY TIME.
17. ANY BURN, RIPS TEARS OR MARKS FOUND ON CARPET ARE THE RESPONSIBILITY OF THE TENANT UNLESS NOTED ON MOVE IN FORM.. TENANT SHALL HAVE CARPETS PROFESSIONALLY CLEANED ANNUALLY AND TREATED FOR FLEAS ANNUALLY AND AGAIN UPON TERMINATION OF LEASE.
18. WOOD FLOORS- TENANT MUST PLACE FELT PADS ON THE BOTTOM OF ALL FURNITURE AND BED FRAMES TO KEEP FROM RUINING THE WOOD FLOORS. TENANT MUST HAVE WELCOME MATS AT ENTRY DOORS TO HELP KEEP DIRT OFF WOOD FLOORS.
19. TENANT SHALL ALSO BE HELD RESPONSIBLE FOR DAMAGES TO FLOORING AND CABINETRY CAUSED BY TENANTS FURNITURE AND TENANTS EXTRAORDINARY USE OF DWELLING.
20. TENANT ACCEPTS ALL PLUMBING WATER & DRAIN LINES AS- IS, FREE FROM LEAKS AND ANY STOPPAGES OF SEWER. TENANT AGREES THAT ANY NEW WATER LINE LEAKS, CLOGGED DRAINS, SINKS, OR TOILETS SHALL BE THE FINANCIAL RESPONSIBILITY OF THE TENANT FROM LEASE DATE FORWARD TILL END OF LEASE OR NOTICE IN WRITING PROVIDED TO THE LANDLORD OF A PROBLEM.
21. TENANT IS FINANCIALLY RESPONSIBLE FOR ANY TOILET OVERFLOWS AND SEWAGE DAMAGE REMEDIATION REQUIRED TO REMEDY THE SAID OVERFLOW.
22. TENANT IS PROHIBITED FROM PLACING CHEMICALS IN THE TOILET TANK.
23. TENANT IS FINANCIALLY RESPONSIBLE FOR DAMAGES CAUSED BY UNREPORTED AND UNREPAIRED WATER LEAKS OR STOPPAGES OR FAILURE TO SECURE SHOWER CURTAINS.
24. TENANT ACKNOWLEDGES THAT REFRIGERATOR, IF FURNISHED, IS A CONVENIENCE AND NEITHER ACE RENTALS OR OWNER WARRANTS THE PERFORMANCE OF SAME AND TENANT UNDERSTAND IT IS ACCEPTED IN "AS IS" CONDITION. NEITHER ACE RENTALS OR OWNER ARE RESPONSIBLE FOR ANY FOOD LOST IN THE EVENT OF ITS FAILURE.
25. TENANT AGREES THAT THE ONLY THING ALLOWED TO BE FLUSHED DOWN TOILET IS HUMAN WASTE AND TOILET PAPER. BABY WIPES, FEMININE PRODUCTS ETC. ARE NOT TO BE FLUSHED. THEY ARE PROHIBITED. TENANT BEARS FINANCIAL RESPONSIBILITY.
26. PETS ALLOWED, IF APPROVED ON ORIGINAL APPLICATION,, WITH A MINIMUM $500 PET FEE AND SIGNED ATTACHED PET EXHIBIT. IF PETS ARE FOUND IN PROPERTY AND NOT LISTED ON LEASE, THE PET FEES WILL BE DOUBLED AND EVICTION NOTICE WILL BE FILED. NO EXOTIC PETS, (REPTILES, FERRETS, PIGS, GOATS, BOA CONSTRICTORS, SKUNKS, MONKEYS, SNAKES,LIZARDS, TURTLES, HAMSTERS, OR GERBILS.
27. TENANT ACKNOWLEDGES THAT HVAC UNIT IS A MODERN CONVENIENCE AND NEITHER ACE RENTALS OR OWNER WARRANTS THE PERFORMANCE OF SAME AND TENANT UNDERSTAND IT IS ACCEPTED IN "AS IS" CONDITION. NEITHER ACE RENTALS OR OWNER ARE RESPONSIBLE FOR INCONVENIENCE OF TENANT IN THE EVENT OF ITS FAILURE. LANDLORD RESERVE RIGHT TO FIX HVAC IN OR AROUND HOLIDAY SCHEDULES OF STAFF AND SUBCONTRACTORS. TENANT MUST REPORT ANY LEAK OR MALFUNCTION OF THE HVAC SYSTEM IMMEDIATELY. TENANT FURTHER AGREES TO NOT BLOCK, COVER, CLOSE, ANY OF THE HVAC VENTS INSIDE THE PROPERTY.
28. NO IMPROVEMENTS ARE TO BE MADE TO THE PROPERTY WITHOUT SUBMITTING PLANS, COLORS, AND SPECIFICATIONS OF DESIRED CHANGES MUST BE APPROVED IN WRITING BY THE OWNER AND OWNER'S REPRESENTATIVE AT DAVIS RENTALS.
29. TENANT’S CONTRACTOR MUST PROVIDE CURRENT GENERAL LIABILITY INSURANCE AND SATISFACTORY PROOF OF WORKMEN’S COMPENSATION INSURANCE PRIOR TO START OF WORK ON OUR PROPERTY OR LEASE IS TERMINATED.
30. NO PAINTING BY THE TENANT IS ALLOWED. NO REDECORATING. NO DECK BUILDING. NO KITCHEN APPLIANCE SWAP-OUTS. NO CEILING FAN REMOVALS. NO LIGHT FIXTURE REMOVAL. NO ELECTRICAL OUTLET OR SWITCH DISASSEMBLING IS ALLOWED. IF IT IS ATTACHED TO THE DWELLING, YOU ARE NOT ALLOWED TO CHANGE IT.
31. NO SATELLITE DISHES ARE TO BE ATTACHED TO THE BUILDING OR ROOF. SATELLITE DISHES MUST BE INSTALLED ON A POLE IN THE YARD.
32. NO STORAGE IN FOYERS, ON REAR PORCHES OR REAR PATIOS, IN AND AROUND LANDSCAPING AND HVAC UNITS. ANY ITEMS ON THE EXTERIOR OF PROPERTY ARE SUBJECT TO REMOVAL BY MANAGEMENT.
33. NO TRAILERS OF ANY KIND , NON WORKING VEHICLES, GOLF CARTS, HANDY HOUSES, STORAGE CONTAINERS, OLD BREAD TRUCKS, CAN BE PARKED OR PLACED BY THE TENANT ON THE PROPERTY.
34. NO PARTIES OR LOUD MUSIC OF ANY KIND ALLOWED AT ANY TIME. LOUD MUSIC, TV NOISE, VIDEO GAME NOISE, ETC. WILL NOT BE TOLERATED. ALL TENANTS HAVE THE RIGHT OF QUIET ENJOYMENT AND USE OF THE PROPERTY.
35. NO SMOKING IN HOME.
36. THIS IS A DRUG FREE PROPERTY.
37. NO DECK BUILDING.
38. NO TREE FORTS
39. NO SWIMMING POOLS, SLIP & SLIDES ARE ALLOWED ON PROPERTY.
40. TENANT IS RESPONSIBLE TO CHANGE HVAC AIR FILTERS EVERY THIRTY (30) DAYS BY THE TENANTS.
41. TENANT IS RESPONSIBLE TO REPLACE ALL NON WORKING LIGHT BULBS AND MAINTAIN A WORKING LIGHT BULB IN EACH AVAILABLE BULB SOCKET. ALL LIGHT BULB SOCKETS MUST CONTAIN A WORKING LIGHT BULB AT THE END OF THE LEASE TERM.
42. TENANT IS RESPONSIBLE FOR MAINTAINING A WORKING 9 VOLT BATTERY IN ALL AVAILABLE SMOKE DETECTOR(S).
43. TENANT IS RESPONSIBLE FOR MAINTAINING A WORKING FIRE EXTINGUISHER WITHIN THE APARTMENT.
44. A TEN PERCENT (10%) CHARGE WILL GO INTO EFFECT FOR ANY LEASE THAT IS ON A MONTH TO MONTH BASIS.
45. TENANT ACCEPTS RESPONSIBILITY AND AGREES TO PAY FOR DAMAGES TO ALL FIXTURES IN THE LEASED PROPERTY AS PER PRICE LISTING ATTACHED.
46. ONLY NAMED APPLICANTS AND CO-APPLICANTS LISTED ON THE APPLICATION AND THE LEASE ARE PERMITTED TO LIVE AT THE LISTED ADDRESS
47. DO NOT PLAY WITH THE NEIGHBORS DOGS.
48. LANDLORD RESERVES THE RIGHT TO ENTER THE PROPERTY WITH A KEY TO MAKE REPAIRS, CHECK A/C FILTERS AT ANY TIME WITHOUT NOTICE.
49. LIST TENANT NAMES AND INITIAL:

NAMES ON LEASE INITIALS DATE

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