

Tenant's responsibilities

Pay the rent on time. Most rent must be paid by midnight on the 5th day after the day it is due, or the landlord may start legal proceedings to evict the tenant. Check your late payment rules.

If you change your cell phone or land phone number make sure you update your contact information with the Property Manager or owner. If contact information changes from your rental contract, most landlords require that you submit updated information within 24 hours of the date the change is made so they have emergency contact information at all times.

Keep the interior of your apartment and the surrounding exterior area clean and in good condition. Don't pile, stack or store any personal items on the exterior of your unit.

Do not work on or leave broken down vehicles anywhere on the property.

Keep noise to a level that will not disturb your neighbors.

Violence of any kind is prohibited.

Repair any damage occurring to the apartment through the fault of the tenant, family members or guests. Notify landlord at once of major damage.

If you want to make cosmetic changes to the interior of your apartment due to taste or normal wear and tear, make sure you get approval from your landlord first.

Give the landlord permission to enter the apartment at reasonable times and with advance notice to inspect it or to make any necessary repairs.

Do not change any locks on your doors. This typically carries a relatively big fine if a landlord finds out that the lock has been changed with out permission.

Notify the landlord of any anticipated prolonged absence from the apartment so he or she can keep an eye on things.

When moving out, give landlord proper advance 30 day written notice. Be sure that the apartment is in the same condition as when you moved in and return the key to the landlord promptly.

Notify the landlord immediately if the apartment needs repair through no fault of your own.

Check your smoke alarm battery and replace it once a year. Upon move in your landlord is responsible for installing and testing your smoke alarm. Most renters are not aware that it is their responsibility from that point to check and replace batteries once a year.

Do not sit on roofs or balconies that are not intended to be decks or seating areas. Do not crawl out on window ledges or create sun decks on awnings.

Get renters insurance to cover personal items and things most rental contracts don't cover like broken windows, broken appliances, etc.

If you are allowed pets, do not leave them unattended overnight and follow pet rules in your contract.