

LONG-TERM RENTAL

RENTAL REQUIREMENTS:

- * Maximum Occupancy: 8 occupants
- * Security deposit: \$4,500
- * Minimum credit score: 740+
- * Credit and background screening (non-refundable) for all occupants age 18+
- * Employment verification (provide 2 most recent pay stubs)
- * Bank statements (provide 2 most recent bank statements)
- * Must have sufficient funds to cover half of the full rental period at a minimum

UTILITIES & SERVICES:

- * Tenant pays all utilities & services.
- * Tenant is responsible for pool maintenance, lawn maintenance, and snow removal.
- * Included in rent -- HOA fee which includes weekly trash/recycle pickup.

RESTRICTIONS:

- * Smoking: Strictly prohibited inside the home and in all outdoor living areas, including the decks, porch, and pool area.
- * Vaping: Strictly prohibited inside the home and in all outdoor living areas, including the decks, porch, and pool area.
- * Illegal Drugs: The use, possession, manufacture, or distribution of illegal drugs is strictly prohibited on the property.
- * Marijuana: Strictly prohibited inside the home and in all outdoor living areas, including the decks, porch, and pool area.
- * Home-Based Business: Permitted only if the business is legal, operated virtually, does not generate customer or employee traffic, and does not disturb the residential nature of the property. Proof of a valid business license or business registration may be required upon request.
- * Overnight Guests: A maximum of 4 overnight guests is permitted. Overnight guests may stay for no more than 20 total days during the lease term. Any guest exceeding this limit must receive the landlord's prior written approval.
- * Subleasing: Not permitted.
- * Trampolines: Not permitted.
- * RV Parking: Not permitted.
- * Boat Parking: Not permitted.
- * HOA Rules: Tenants must comply with all applicable HOA rules, regulations, and community guidelines throughout the lease term.

PET REQUIREMENTS:

- * Pet Fee: A non-refundable pet fee of \$500 per pet is due before move-in.
- * Maximum Pets: Up to 2 dogs are permitted. (cats are not allowed)
- * Weight Limit: Maximum 90 pounds per pet.
- * Breed Restrictions: Aggressive breeds or pets with a history of aggression are not permitted. All pets are subject to the landlord's approval.
- * Vaccinations: Pets must be current on all required vaccinations and comply with all applicable local licensing requirements.
- * Pet Damage: Tenants are responsible for any damage caused by their pets and must clean up after them at all times.