

SPECIAL STIPULATIONS



2012 Printing

Property Address:

123 MAIN STREET

Marietta

Georgia

30068

[NOTE: The language set forth in this special stipulation(s) is furnished by the parties and is particular to this transaction.]

8. Absolutely no improvements or changes are allowed. This includes but is not limited to: painting, wall paper, floor coverings, window treatments. Any changes or improvements must be approved in advance, in writing, by landlord through the property manager.

9. Prior to vacating the property and after proper 30 or 60 days notice, tenant must schedule a move-out inspection no less than 7 days in advance. The home must be completely vacated, including but not limited to removal of all belonging and debris. Failure to comply may result in additional charges. Tenant must be prepared to turn in keys and remotes (if applicable) at the time of move-out inspection. Electricity must be on for the move-out inspection to take place.

10. The landlord does not maintain garbage disposal.

11. The tenant shall be responsible for checking all electrical breakers before calling for maintenance and will be responsible for any costs associated with a service call to simply flip a breaker, replace a light bulb, reset a GFCI outlet or for any missed service call appointment.

12. The tenant shall receive a \$50.00 discount off the rent, if the rent is received on or before the 1ST of the month that it is due. In addition, no rental payment shall be deposited prior to the first business day of the month that it is due.

13. All payments received shall be applied to the oldest balance due first.

14. All payments received after 2 PM shall be credited to the account on the next business day.

15. If the tenant goes "MONTH TO MONTH", notice to vacate must be 60, not 30 days and must be given on the 1st day of the month.

16. If tenant defaults on this lease and consent judgment is agreed to and signed by all parties, tenants agree to pay a \$75.00 administrative fee.

17. The tenant agrees to pay a reinstatement fee of \$100.00 should this lease be terminated due to defaults by the tenants.

18. Tenant agrees to pay a \$35.00 administrative fee for any certified letter required to be sent to tenant.

19. Tenant agrees to reimburse Management company \$100.00 for every 7 days or portion thereof for marketing expenses should tenant give notice and subsequently changes mind and renews lease.

Selling/Leasing Broker's Initials: _____
(or Broker's Affiliated Licensee)

Buyer's/Tenants Initials: _____/_____

Listing Broker's Initials: _____
(or Broker's Affiliated Licensee)

Seller's/Landlord's Initials: _____/_____

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