

TENANT COMPLIANCE INFORMATION

RENT PAYMENT

1. Make all checks payable to Cambridge Rentals.
2. Write your apartment number on the check.
3. An envelope is necessary only if paying with cash. Write apartment number on the envelope.
4. Rent is due by the 5th of each month. If paying between the 6th -10th, an additional \$10 fee is required to be paid.
5. **Prior approval** must be given for any rent to be paid after the 10th. If it is approved on a limited basis, there is a \$10 per day fee that must be paid with the rent.
6. All rent can be paid at the office dropbox. If you prefer to mail a rent check then send to:
Cambridge Rentals
1307 Wells Blvd
Murray, KY 42071
It must be postmarked by the 5th of the month to be considered paid on time.
7. In compliance with your signed lease, if rent has not been paid AND there is no approved arrangement for late payment, then the electricity will be turned off for the apartment and a \$50 reconnect fee will be incurred.
8. Rent may be paid with **cash and receipt provided** when paid at Neon Beach, located at 812 Whitnell Avenue. The normal hours of operation are Monday - Thursday, 8 am - 8 pm and Friday and Saturday 10 am - 6 pm. Closed Sunday.
9. Rent may be paid electronically through use of PayPal. Separate instructions are available upon request.

MAINTENANCE

1. **Do not change door locks for any reason.**
2. All maintenance issues should be reported so the apartment can be in best condition.
3. It is NOT necessary for you to be present when a maintenance call is made; however, if you prefer to be present then make certain that is well understood.
4. Do not pour Drano or other similar product in the kitchen garbage disposal.
5. Always run water while using the garbage disposal.
6. Place only food in the garbage disposal.. .. no nuts or seeds please. Be cautious to prevent any items besides food into the garbage disposal such as silverware, cloths, etc.
7. Clean the lint tray for the dryer regularly to decrease chance of fire.
8. To prevent chance of fire, make certain the dryer is not pushed tightly to the wall.
9. Use only nails to hang pictures or objects onto the wall. NEVER use sticker tape or release tape.
10. Change the air filters each month to ensure efficient heat/air for your apartment. These will be provided so please request additional when needed.
11. Bug prevention is sprayed between tenants; therefore, dead bugs will likely be detected upon move-in date or soon following. It is important to dispose of all cardboard boxes to prevent bug infestation.

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12. No swimming pools, yard furniture or toys left in the yard.
13. All maintenance reports should be made to **Sam at 270-293-1545 cell or 270-759-1503 home. DO NOT TEXT HIM.**

ANIMALS

1. Cambridge Rentals is animal friendly.
2. Animals (maximum 3) are permitted **ONLY** with a paid **non-refundable \$500 fee**, regardless of papers identifying as emotional support.
3. The fee may be paid over the first five months upon animal being present in the apartment.
4. Pit bulls and Rottweilers, or any mix of either, are not permitted.
5. Cats must be spayed/neutered.
6. **All pets must be treated for fleas at all times.**
7. Do not feed stray animals. Do not place food, food scraps, or water outside of your apartment which attracts animals.
8. It is the animal owner's responsibility to assure it is in control at all times, including dog on a leash, dog not an irritant with barking or aggressive behavior, animal not left outside (in the weather) without supervision.
9. Do not leave any animal leads in the yard to prevent damage of equipment or bodily injury.
10. Apartments that have visiting animals must have \$500 paid.

PARKING

1. Each apartment is provided two parking spots. It is your responsibility to assure that your guests do not park in your neighbors parking spaces.
2. Do not park with your tires in the yard.
3. Do not allow others to use our parking lot unless they are a guest at your apartment at the time.
4. Register all vehicles that will be parked on our property.
5. Do not keep vehicles in our parking lot that are not in working condition for more than two weeks maximum.

DEPOSITS

1. All properties require one year lease and a deposit paid in full.
2. A 30 day notice is required to vacate your apartment to be eligible for a refund of your deposit and, upon reasonable request, you must allow us to show the apartment to prospective tenant.
3. Deposit will be returned to the tenant after lease is complete and within 30 days of tenant vacating apartment.
4. Cleaning expenses will be deducted from the deposit, as well, payment for damages, and late fees.
5. Provide forwarding address when vacating your apartment.