

TENANT COMPLIANCE INFORMATION

RENT PAYMENT

1. Make all checks payable to Cambridge Rentals.
2. Write your unit number and street on the check
3. Rent is due by the 5th of each month. If paying between the 6th-10th, an additional \$10 fee is required to be paid. If paying with cash, **please refer to #7 below.**
4. We are proud to announce ACH payments. Simple to set-up, just ask your property manager for the paperwork and we can make it happen. There will be a \$50 NSF fee for any ACH that is returned due to insufficient funds.
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 it to:
Cambridge Rentals
1307 Wells Blvd
Murray, KY 42071
7. In compliance with your signed lease, if rent has not been paid **AND** there is no approved arrangement for late payment, then electricity will be turned off for the unit and a \$50 reconnect fee will be incurred **OR** an eviction notice will be placed on your door on the 11th.
8. Rent paid with **cash, must be paid at Neon Beach**, located at 812 Whitnell Avenue, no cash to be left in the drop box at 18 Logan Drive. The normal hours of operation for Neon Beach are Monday - Thursday, 8 am - 8 pm, and Friday and Saturday 10 am - 6 pm. Closed Sunday.

MAINTENANCE

1. **DO NOT CHANGE DOOR LOCKS FOR ANY REASON.**
2. All maintenance issues should be reported so the unit can be in its 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 it is well understood.
4. Do **NOT** pour Drano or other similar products 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 the chance of fire.
8. To prevent a chance of fire, make certain the dryer is not pushed tightly to the wall.
9. Use only nails to hang pictures or objects on 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. **DO NOT STORE** any cardboard.
12. Energy efficient light bulbs are used in all units. Please make management aware if you have a bad bulb and they will provide replacement bulbs.

13. No swimming pools, yard furniture or toys left in the yard.
14. All maintenance reports should be made to **Sam at 270-293-1545** per phone call, **DO NOT TEXT**. He will return your call **one** time if you miss him. Please have his phone number in your phone so you will see his number and know if you miss his returned call.

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 unit.
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 unit which attracts animals.
8. It is the animal owner's responsibility to assure it is in control at all times, including a dog on a leash, a dog not an irritant with barking or aggressive behavior, an 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. Units that have visiting animals must have a \$500 pet fee paid.
11. Cat litter should be disposed of in a trash bag and handled as other trash.

PARKING

1. Each unit is provided two (2) parking spots. Per your rental agreement, no unit shall have more than two (2) vehicles. 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 guests at your unit 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 units require one (1) year lease and a deposit paid in full.
2. A 30 day notice is required to vacate your unit to be eligible for a refund of your deposit and, upon reasonable request, you must allow us to show the unit to a prospective tenant.
3. Deposit will be returned to the tenant after lease is complete and within 30 days of tenant vacating the unit. Cleaning expenses will be deducted from the security deposit, as well as, payment for any damages and any other fees that have been incurred during the lease period.
4. Tenants must provide a forwarding address when vacating the unit.