

RENTATLANTA.COM

The following guidelines for tenants outline the general policies of RentAtlanta.com in the management of rental properties

1)..All funds for the reservation fee and rents due at move in MUST be in secure form either as money orders or cashier's check. Subsequent rents may be paid with personal checks MADE OUT TO REMAX BUT addressed to Neil Sutherland at the office address in the lease. In the event move in is on the 15th or later payment due shall include prorated rent plus full rent for the following month.

2)..Move in walk-thru inspections will be conducted only between 10 a.m. and 4 p.m. Monday thru Friday. Tenants must attend or send authorized delegate. Similar hours will apply to move out inspections should the tenant wish to attend! Tenant attendance is strongly advised but is not mandatory for move out. To comply with Ga law all move out inspections will be made by RentAtlanta.com within 3 days of move out and tenant furnished with results by email. Within 30 days of move out, by Ga Law, manager shall advise tenant by email of detailed costs of any required repairs and disbursement of funds held as security

3)..Repair requests may be made verbally to 770-992-1224 or by email to neil@rentatlanta.com Non-emergency repairs will be made promptly and to facilitate this tenant shall assist in making access available during normal business hours. Tenant shall not make or have made repairs other than thru management.

4)..Rents shall be paid as set out in the lease and time frame will be strictly enforced. Slower postal deliveries require greater diligence in ensuring rents are paid on time

5)..Adequate advance notice is required to follow end of lease procedure for renewal or termination of lease. Failure to allow time for notice will be assumed to terminate lease. Month to month tenancy will be allowed ONLY with specific agreement.

6)...Proof of rental insurance with liability is mandatory at move in. Possession will not be granted unless such insurance is proven