

Home Rented: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**JACK Properties, LLC (also referred to as the landlord) Rental Lease Agreement and Special Instructions– Special Note: A breach of any of the following provisions of your Lease may be considered grounds for termination of Lease which could subject you to eviction.**

1. The tenant agrees to pay \$ \_\_\_\_\_ per month and \$ \_\_\_\_\_ a one time **non-refundable Maintenance fee**.  
DEFAULT: IF RENT IS NOT PAID IN FULL BY THE 5TH OF THE MONTH, TENANT WILL ACCRUE LATE FEES AS FOLLOWS: 10% OF THE OUTSTANDING PAYMENT (TOTAL AMOUNT DUE) PLUS AN ADDITIONAL \$2.00 PER DAY UNTIL PAID IN FULL. ADDITIONALLY, THE LANDLORD WILL START THE PROCESS TO HAVE YOU EVICTED AFTER THE 5TH. THE COST FOR THIS IS \$70.00 TO COVER THE COSTS ASSOCIATED WITH THE EVICTION PROCESS, WHICH WILL BE ADDED TO THE OUTSTANDING BALANCE. THIS IS YOUR NOTICE. NO OTHER NOTIFICATION REQUIRED. Payments may be made in Cash, Money Order, via [www.Paylease.com](http://www.Paylease.com) and [www.Thryv.com](http://www.Thryv.com) I agree to a 10% late fee plus \$2/day on the total balance due after the 5<sup>th</sup> of the month until paid in full. This lease is for 1 year and expires \_\_\_\_\_, then renewable on a monthly basis. INITIAL \_\_\_\_\_

LOCATION: The Landlord hereby rents to the Tenant and Co-Tenant the property located at: \_\_\_\_\_ in the county of \_\_\_\_\_, State of South Carolina.

2. LANDLORD TENANT ACT: This Rental Agreement is governed by the South Carolina Residential Landlord and Tenant act. <https://www.scstatehouse.gov/code/t27c040.php>

3. Utilities: The International Property Maintenance Code requires that the tenant's dwelling have water and electricity at all times. If your primary utilities (electricity, sewer and water) are turned off due to delinquency, you will have 3 days to either have the utilities turned back on or you must, by law, vacate (move from) the premises. Failure to do so will result in an immediate eviction imposed by Code Enforcement. INITIAL \_\_\_\_\_

4. Tenant is financially responsible for all tenant abuse damages that occur in the rental home, and will be charged for such abuse. Tenant will be given the option to pay it out-right or have it added to the rent, where it will be subject to late fees. (B) Tenants will be held responsible for any damages caused by any minors in their care. (C) Screens which are cut, broken or torn (not through normal wear) will be repaired and you will be charged \$25/screen. (D) Windows which are broken will be charged to the tenant for repair or replacement at full repair/replacement cost. INITIAL \_\_\_\_\_

5. RENTAL APPLICATION: The Tenant acknowledges that the Landlord has relied upon the rental application, a copy of which is attached hereto, as an inducement for entering into this agreement, and the Tenant warrants to the Landlord that facts stated in the application are true to the best of Tenant's knowledge. If any facts stated in the rental application prove to be untrue, the Landlord shall have the right to terminate the residency immediately and to collect from the Tenant any damages including reasonable attorney fees resulting therefrom. INITIAL \_\_\_\_\_

6. It is **strictly prohibited** to sublease the property without **prior written approval** from the landlord. Any person spending more than 2 weeks at the residence is considered to be residing at the residence and their name(s) **must be** on the lease. Also, JACK Properties, LLC must be notified **immediately** of any persons to be removed from the lease, the reason why, and their key(s) returned. INITIAL \_\_\_\_\_  
For the purposes of this rental agreement the designated occupants are :  
\_\_\_\_\_  
\_\_\_\_\_

7. Tenant(s) will occupy this dwelling only as a residence, **not as a business**. INITIAL \_\_\_\_\_

8. Rental property must be kept neat and clean inside and out. Rental property may not be *painted or altered*. *NO liquid-filled furniture is allowed in this dwelling!* INITIAL \_\_\_\_\_

9. a. **Yards:** May not be dug up or disturbed without **prior written permission** from JACK Properties, LLC. Any type of permanent or temporary building or masonry work must be approved by the landlord and, if approved, shall not be removed from the

grounds without permission of the landlord. **Before Digging Call "No Cuts" 1-800-922-0983** so that utility lines can be marked and not cut. If you cut a line, you will be held responsible for all associated charges.

- b. **Lawn Maintenance Clause:** Tenants are responsible for keeping their grass cut to no more than 2 ½" high. Any tenant may request JACK Properties, LLC to cut your lawn for a *minimum* of \$40.00 per cut (based on lawn size) anytime you have need. This may be paid at the time of service, or it will be added to your monthly rent payment. *Those living within the City of Woodruff note:* Should the City of Woodruff notify us that your lawn is unkempt, it will be cut by JACK Properties, LLC. and you will be billed a *minimum* of \$40.00 (based on lawn size) and you will be billed for any fines assessed by the City of Woodruff.
- c. Due to insurance reasons, **NO TRAMPOLINES or NO SWIMMING POOLS** are allowed on the rental property.
- d. **Inoperative or unlicensed vehicles (junk)** are not permitted on the grounds. INITIAL \_\_\_\_\_

10. Keys: Tenant must return keys to the landlord upon vacancy of property. Tenant will pay for keys lost during tenant's occupancy at \$4.00/key. INITIAL \_\_\_\_\_
11. TENANT OBLIGATIONS: Tenant agrees to keep the dwelling unit and all parts of the premises that he leases safe and clean. Tenant shall keep the yard mowed, watered and free of fire ants, keep the roof and gutters free of debris, the shrubs trimmed, and landscaping maintained. Tenant agrees to be responsible for removal of Tenant's contagious and other hazardous materials. Tenant agrees to comply with the lease and rules and regulations the Landlord may adopt concerning the Tenant's use and occupancy of the premises. INITIAL \_\_\_\_\_

Tenant, or any member of Tenant's family, guest or other person under the Tenant's control, shall conduct themselves in a manner that will not disturb other Tenant's and neighbor's peaceful enjoyment of the premises and shall not engage or facilitate criminal or drug activities. Any such violation constitutes a substantial violation of the lease and a material noncompliance with the lease and is ground for termination of tenancy and eviction from the premises. INITIAL \_\_\_\_\_

It is specifically understood that the Tenant will, at Tenant's expense, keep sinks, lavatories, and commodes open, reporting any initial problem within five (5) days of occupancy, repair any and all damages caused by tenancy and replace any burned out light bulbs. Tenant agrees to report to Landlord any malfunction of or damage to electrical, plumbing, HVAC systems, smoke detectors, and any occurrence that may cause damage to the property. Tenant agrees to pay for the cost of all repairs made necessary by negligence or careless use of the premises and pay for repairs/loss resulting from theft, malicious mischief or vandalism by Tenant and their guests. Tenant agrees to provide copies to Landlord of any inspection reports or repair estimates that Tenant may obtain. INITIAL \_\_\_\_\_

Tenant agrees to be responsible for and to make at Tenant's expense all routine maintenance, including but not limited to, stoppage of sewer because of misuse or broken water pipes/fixtures due to neglect or carelessness of Tenant. No repairs, alterations or changes in or to said premises or the fixture or appliances contained therein, shall be made except after written consent of Landlord, and shall be the responsibility of the Tenant for the cost of restoring said premises to their original condition if Tenant makes any such authorized modifications. **NO REPAIRS SHALL BE DEDUCTED FROM THE RENT BY TENANT.** All improvements made by Tenant to the said premises shall become property of the Landlord. Locks/Deadbolts shall not be changed without expressed permission of the Landlord. INITIAL \_\_\_\_\_

Tenant is directly responsible for any damage caused by the Tenant's appliances and/or furniture. Tenant is responsible for changing HVAC filters, reporting any water leaks, lighting pilot lights, checking for tripped breakers, changing smoke detector batteries and minor housekeeping repairs. Tenants will be held liable for damage to HVAC systems caused by dirty or missing filters and damages resulting from unreported problems. Tenant acknowledges that Tenant has inspected the premises and agrees that the premises and any common areas are safe, fit and in habitable condition. INITIAL \_\_\_\_\_

12. No PET allowed without prior approval of landlord, which is based on the home-owner's requirements. Under no circumstances will the following dog breeds, or "mix" containing the following animal breeds be allowed: Akita, Alaskan Malamute, American Staffordshire Terrier, Bull Mastiff, Chow, Doberman Pinscher, German Shepherd, Great Dane, Pit Bull, Presa Canario, Rottweiler, Siberian Husky, Staffordshire Bull Terrier, Wolf Hybrid or any dog that shows aggression or any type of exotic animal. A maximum of 2 pets of an acceptable breed is enforced unless the pet resides in an aquarium. A **non-refundable pet fee of \$200 is required, for inside or outside pets**, if pets are approved, payable at the time of move-in or before obtaining pets after move-in. Additionally the pet(s) will add a **MINIMUM of \$25 per month** to your rent based on the number and size of the pet(s).

Name of Pet, Breed, Wt., Age: \_\_\_\_\_

Name of Pet, Breed, Wt., Age: \_\_\_\_\_

You must provide us with a recent photo of each pet listed above with the pet's name clearly printed on the photo. We will keep this on file throughout the term of the rental agreement. Only these pets are approved for your rental. (Note: some homes **DO NOT** allow pets).

Tenant is responsible and liable for any damage to the property caused by any pet. Tenant will pay all reasonable and necessary costs to clean, deodorize, de-flea, and repair the carpets, doors, walls, draperies, wallpaper, windows, screens, appliances, sod, fences or walls, landscaping, and any other part of the property. Tenant is liable for any personal injuries or

property damage to others caused by any pet. Tenant indemnifies and holds landlord harmless for all damages, costs of litigation, and attorney's fees for any action brought by any person against Landlord related to any act of any pet.

**Pet Rules:** Tenant is responsible for all actions of the pets) and will abide by the following:

1. No pet may disturb the rights, comforts, or conveniences of other persons near the property.
2. When outside, any pet must be confined by fences or leashes under Tenant's supervision at all times.
3. No pet may be tied to any fixed object on the property.
4. Tenant must comply with all applicable statues, ordinances, restrictions, owner's association rules, and other enforceable regulations regarding pets in effect or as amended.
5. Tenant must keep rabies shot current.
6. Tenant must abide by any amendment to these pet rules after Landlord provides written notice of such amendment.

**Violation of Pet Rules:** If any pet rule or any provision of this pet agreement is violated by Tenant, Tenant's guests, or other occupants, Tenant will, upon receiving written notice from Landlord, immediately and permanently remove all pets from the Property. Landlord may remove or cause to be removed any pet which is in violation of this pet agreement, not confined, or not authorized by this agreement and deliver such pet to appropriate local authorities by providing Tenant with at least 24-hour written notice of Landlord's intent to remove the pet. Landlord may report any non-confined or unauthorized pets to the appropriate authorities. Tenant is responsible for any harm, injury, sickness, or death of any pet which is removed pursuant to this paragraph.

**Access by Landlord:** Tenant must remove or kennel any pet at any time that the pet is likely to limit or prohibit Landlord reasonable access to the Property as authorized by this Lease.

**Not Obtaining Approval for Pets:** and/or not informing JACK Properties, LLC of the presence of pets will result in a **\$400 fine**. *This fine is non-refundable. You will be expected to pay this within 15 days of notice.* Bringing an animal onto the property without payment of the pet fee is grounds for immediate legal eviction. INITIAL \_\_\_\_\_

13. MAINTENANCE OF PREMISES, PEST CONTROL: Landlord agrees to make repairs and do what is necessary to keep the premises in a fit and habitable condition as specified in South Carolina Residential Landlord and Tenant Act. The Landlord further agrees to maintain in reasonably good and safe working condition, all electrical, gas, plumbing, sanitary, HVAC, smoke detectors and other facilities supplied by him. Landlord is not responsible for changing batteries in smoke detectors. Tenant shall report any pest problem within three (3) days of possession. Tenants failure to identify any pest infestation within said three (3) days shall constitute Tenants agreement that premises has no infestation of any kind. Tenant is responsible for reporting any suspected termite infestation but is not responsible for termite control. Any future infestations of any kind, less termites, shall be the responsibility of the Tenant. Tenant is responsible for pest control after 30 days of occupancy. INITIAL \_\_\_\_\_
14. Tenant is responsible for monthly changing the HVAC inside house filter(s) where applicable. Failure to change the filters is a major cause of HVAC system problems and you will be charged for damage caused by failure to change the filter(s). Tenant must provide heat during cold weather to prevent pipes from freezing. Any plumbing repairs caused by failure to provide heat will be made at Tenant's expense. INITIAL \_\_\_\_\_
15. ESSENTIAL SERVICES AND APPLIANCES: The Landlord is required to provide essential services: meaning sanitary plumbing or sewer services, electricity: gas, where it is used for heat, hot water or cooking; running water, and reasonable amounts of hot water and heat, except where the building that includes the dwelling unit is not enquired by law to be equipped for that purpose, or the dwelling unit is so constructed that heat or hot water is generated by an installation within the exclusive control of the Tenant and supplied by a direct public utility connection. The following appliances present in the dwelling unit are specifically included by this rental agreement. Please note maintenance of appliances will depend on owners discretion.  
[ ] Stove, [ ] refrigerator, [ ] dishwasher, [ ] disposal, [ ] washer, [ ] dryer, [ ] microwave, [ ] trash compactor, [ ] \_\_\_\_\_  
INITIAL \_\_\_\_\_
16. A tenant who obtains satellite television service, or wants an antenna, must have the service mounted on a pole – **NOT on the roof or any part of the structure of the house**. This prevents house and roof damage. The providing company **MUST** contact JACK Properties, LLC **prior to** any work being done. Failure to comply with this rule will result in your satellite dish being removed from the roof/house and you being charged to repair the damage. Additionally, you will be **fined \$200**. And, you will be responsible for any charge received from the satellite company for re-connection and pole mounting. INITIAL \_\_\_\_\_
17. Landlord reserves the right to enter the premises at all reasonable hours for the purpose of inspection, and whenever necessary to make repairs and alterations to the premises. The Tenant shall not unreasonably withhold consent to the Landlord to enter into the dwelling. Random home inspections maybe held on the 3<sup>rd</sup> Thursday of each month, from 4-5 p.m. without notice. Tenant's presence during a spot inspection is not required. Tenant hereby grants permission to Landlord to show the rental property to prospective purchasers, mortgages, prospective tenants, workmen, or contractors at reasonable hours of the day.  
INITIAL \_\_\_\_\_
18. DEFINITION OF "THIRTY (30) DAY NOTICE: Any written notice given by either party to the other party in order to meet a thirty (30) day notice requirement will be deemed given, and the thirty (30) days deemed to commence on the first day of the calendar month following the date of receipt of said notice. Any termination permitted by other sections contingent upon thirty

(30) day notice will then be effective on the last day of the calendar month following receipt of said notice. If expiration date of lease is not on the last day of the calendar month, then thirty (30) days notice is required to conform to the expiration dates. INITIAL \_\_\_\_\_

19. DESTRUCTION OR DAMAGE TO PREMISES: If the dwelling unit or premises are damaged or destroyed by fire or casualty to the extent that normal use and occupancy of the dwelling is substantially impaired, the Tenant may:  
(a) immediately vacate the premises and and notify the Landlord. INITIAL \_\_\_\_\_
20. ABSENCE, NON-USE AND ABANDONMENT: The unexplained absence of a Tenant from a dwelling unit for a period of 15 days after default in the payment of rent must be construed as abandonment of the dwelling unit. If the Tenant abandons the dwelling unit for a term beginning before the expiration of the rental agreement, it terminates as of the date of the new tenancy, subject to the other Landlords remedies. If the Landlord fails to use reasonable efforts to rent the dwelling unit at a fair rental or if the Landlord accepts the abandonment as a surrender, the rental agreement is considered to be terminated by the Landlord as of the date the Landlord has notice of abandonment. When a dwelling unit has been abandoned or the rental agreement has come to an end and the Tenant has removed a substantial portion of personal property or voluntarily and permanently terminated the utilities and has left personal property in the dwelling unit or on the premises with a fair-market value of \$500 or less, the Landlord may enter the dwelling unit, using forcible entry is required, and dispose of the property. INITIAL \_\_\_\_\_
21. Quiet Tenants Clause: Tenants shall be entitled to quiet enjoyment of the premises. Tenants should not use the premises in such a way as to violate any law ordinance, commit waste or nuisance, or annoy or disturb, inconvenience or interfere with quiet enjoyment of any other or nearby resident. INITIAL \_\_\_\_\_
22. Criminal Activity Clause: Tenants that are suspected of illegal activities of any kind will be evicted in accordance with state and municipality codes. Tenants charged with a crime while leasing a property will be evicted in accordance with the state and municipality code. INITIAL \_\_\_\_\_
23. Your rental was built in \_\_\_\_\_. Homes built prior to 1978 may contain lead-based paint. You have been given a Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards to read and sign. A pamphlet entitled "Protect Your Family From Lead in Your Home" is available to read at the office. You may print a PDF copy of this document at:  
<http://www.healthandwelfare.idaho.gov/Portals/0/Health/EnvironmentalHealth/Protect%20Your%20Family%20from%20Lead%20brochure.pdf> INITIAL \_\_\_\_\_
24. DISCLAIMER: Tenant acknowledges that this rental home has been provided with a working smoke detector(s), and that the landlord will be notified should it become defective. Tenant is responsible to replace batteries when needed. Smoke detectors, which are destroyed or discarded, will be charged \$25/smoke detector as a replacement fee. INITIAL \_\_\_\_\_
25. Tenant covenants that the Landlord shall not be liable for any damages or injuries to the Tenant(s), Tenant's agents, or to any person entering the premises or building of which the rental is a part or for damage to goods or tangible moveable property, therein resulting from any defect in the structure or its equipment, or in the structure or equipment of the structure of which the rentals is a part and, further, to indemnify and save the Landlord harmless from claims of every kind and nature. INITIAL \_\_\_\_\_
26. Tenant understands that Landlord carries insurance for *dwelling only* and is not responsible in anyway for the contents or personal property of tenants in and around dwelling. JACK Properties, LLC **strongly recommends** that the tenant obtain renter's personal property insurance. INITIAL \_\_\_\_\_
27. Return of Maintenance and Pet fees: All Maintenance and Pet fees are *NON-REFUNDABLE*. All Maintenance and Pet fees are used for the restoring of the property during and after occupancy. It **DOES NOT** serve as your last months rent. INITIAL \_\_\_\_\_
28. If the lease and contract is broken anytime before the 1 year period to which you have agreed, then the balance of the 12 month's rent comes due the day you move out. INITIAL \_\_\_\_\_

29. LANDLORDS ADDRESS FOR COMMUNICATIONS: All notices, request and demands unless otherwise stated herein, shall be addressed and sent to:  
Mail: 360 Sloan Rd., Woodruff, SC 29388. Phone: 864-476-3000  
Email: [info@jackproperties.com](mailto:info@jackproperties.com)  
Online: [www.thryv.com](http://www.thryv.com)
30. WAIVER: A tenant is considered to have waived violation of a Landlord's duty to maintain the premises as set forth by the Rental Agreement or violation of the Landlord's duties under the South Carolina Residential landlord and Tenant Act, as defense in an action for possession based upon nonpayment of rent, or in an action for rent concerning a period where Landlord has no notice of the violation of the duties, fourteen (14) days before rent is due for violations involving services other than essential services, or the Landlord has no notice before rent is due which provides a reasonable opportunity to make emergency repairs necessary for the provision of essential services. No modification, change, or cancellation hereof shall be valid unless in writing and executed by all parties hereto. No representation or promise has been made by either party hereto except as herein stated.  
INITIAL \_\_\_\_\_
31. SUBORDINATION: Tenant's rights are subject to any bona fide mortgage which now covers said premises and which may hereafter be placed on said premises by Landlord. Tenant shall upon request by Landlord execute a subordination of its rights under this Rental Agreement to any mortgage given Landlord hereunder, whether to secure construction or permanent or other financing. Resident shall upon request by Landlord promptly execute a certification of good standing certifying the terms of this Rental Agreement, its due execution, the rental provisions hereof, or the terms of amendments hereto, if any, and any other information reasonably requested. INITIAL \_\_\_\_\_
32. FACSIMILE AND OTHER ELECTRONIC MEANS: The parties agree that this Agreement may be communicated by use of a fax or other secure electronic means, including but not limited to electronic mail and the internet, and the signatures, initials and handwritten or typewritten modifications to any of the foregoing shall be deemed to be valid and binding upon the parties as if the original signatures, initials and handwritten or typewritten modifications were present on the documents in the handwriting of each party. INITIAL \_\_\_\_\_
33. SEX OFFENDER/CRIMINAL INFORMATION: Parties agree that Brokers/Property Managers are not responsible for obtaining or disclosing information in the SC Offender Registry and no cause of action may be brought against any Brokers/Property Managers for failure to obtain or disclose sex offender or criminal information. Tenant and Landlord agree that they have sole responsibility to obtain their own sex offender, death, psychological stigma, clandestine laboratory, and crime information from sources (e.g. law enforcement, P.I., web). The Tenant may obtain information about the Sex Offender Registry and persons registered by contacting the local county Sheriff or other appropriate law enforcement officials. INITIAL \_\_\_\_\_
34. **This lease is for a period of ONE (1) year.** After the 1 year lease is up, the rental reverts to a month-to-month status. Either party may give a 30-day written notice of intent to terminate the lease. The tenant should leave the property clean (inside & out) and haul off all trash and unwanted items, and leave no yard damage. The key should be returned to JACK Properties, LLC office. Tenant agrees that at the end of the initial term of this lease agreement, (as specified on page 1 of the application) or at any time thereafter, management shall have the right to increase the rent due (as found on page 1 of the application) by giving the tenant 30 days written notice, and such increase shall not terminate this rental lease agreement. INITIAL \_\_\_\_\_
35. Special Provisions for homes with swimming pools: In the event the swimming pool is used by tenant, the Owner requires the pool to be maintained by a company of the Owner's choosing, subject to his approval and at his discretion. Swimming is at the tenant's own risk-for themselves, their family, their guest and any other person's. Tenant assumes liability for those who use the pool. The Owner and JACK Properties, LLC's are not liable for injury or death caused by the use of the pool, surrounding deck or equipment related to the pool. INITIALS \_\_\_\_\_
36. BROKER LIABILITY LIMITATION: Parties agree Brokers provided Parties with benefits, services, assistance, and value in bringing about this Contract. In consideration and recognition of the risks, rewards, compensation and benefits arising from this transaction to Brokers, Parties each agree that they shall pay Broker's attorneys fees and that Broker's, shall not be able to either

Party or both, either jointly, severally or individually, in an amount exceeding the Broker's Compensation by reason of any act or omission, including negligence, misrepresentation, errors and omissions, or breach of undertaking, except for intentional or willful acts. This limitation shall apply regardless of the cause of action or legal theory asserted against either Broker, unless the claim is for an intentional or willful act. This limitation of liability shall apply to all claims, losses, costs, damages or claimed expenses of any nature from any cause (s), except intentional or willful acts, so that the total liability of either Broker shall not exceed the amount of set forth herein. Parties will indemnify and hold harmless and pay attorney's fees for Brokers from breach of contract, any negligent or intentional acts or omissions by any Parties, Inspectors, Professional, Service Providers, Contractors, etc. including any introduced or recommended by Brokers. Parties each agree that there is valid and sufficient consideration for this limitation of liability and that Brokers are the intended third-party beneficiaries of this provision.

INITIAL \_\_\_\_\_

37. ENTIRE AGREEMENT: This lease contains the entire agreement between the parties hereto and all previous negotiations leading thereto, and it may be modified only by a dated written agreement signed by both Landlord and tenant. No surrender of the premises or of the remainder of the term of this lease shall be valid unless accepted by Landlord in writing. TIME IS OF THE ESSENCE WITH REGARD TO ALL TERMS AND CONDITIONS IN THIS AGREEMENT. INITIALS \_\_\_\_\_

38. JACK Properties, LLC does not maintain appliances. If your home has appliances they were left by previous tenants and you are welcome to use them at your own discretion.

39. ADDITIONAL TERMS:

\_\_\_\_\_  
\_\_\_\_\_

IN WITNESS WHEREOF, the parties here to have executed this agreement in duplicate the day and year first above written. Note: This is a legal agreement, binding upon final acceptance. READ IT CAREFULLY. If you do not understand the effect of this Agreement, do not sign it without consulting your attorney.

Tenant \_\_\_\_\_ DATE \_\_\_\_\_

CO-Tenant \_\_\_\_\_ DATE \_\_\_\_\_

Landlord \_\_\_\_\_ DATE \_\_\_\_\_

Minors in the home:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NOTICE: State law established rights and obligations for parties to rental agreements. This agreement is required to comply with the Truth in Renting Act or applicable Landlord Tenant Statute or code of this state. If you have a question about the interpretation of legality of a provision of this agreement, you may want to seek assistance from a lawyer or other qualified person.



## **Privacy Policy Notice**

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a non affiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of the JACK Properties, LLC Property Management Group.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as a applications or other forms.
- Information about your transaction we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as a lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following type of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, customer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

**WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PREPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.**

We restrict access to nonpublic personal information about you to those employees who need to know that information to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

By signing below, you acknowledge receipt of this notice.

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Manager / BIC

\_\_\_\_\_  
Date



## TENANT CHARGES

Any maintenance issues that are not normal wear and tear, but that are neglectful on behalf of the tenant, their children, or guests will be billed back to the tenant. Some examples include but not limited to are:

1. Sink clogs - unless it is a defect, anything put into sink to clog it will be billed to tenant, including grease.
2. Toilet clogs- Anything other than tree roots found to clog the toilet such as toys, wipes, tampons will be a tenant charge.
3. Anything the tenant abuses, or damages such as a broken door, handles, windows, holes in walls etc. will be a tenant charge.
4. A/C repairs caused by dirty or missing filters will be a tenant charge.
5. Problems caused by water leaks not reported immediately, will be billed to tenant.
6. Any HOA fines incurred will be tenant responsibility.

Tenant should carefully read your lease for a list of their responsibilities such as changing the smoke detector battier and keeping the yard maintained.

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Manager / BIC

\_\_\_\_\_  
Date





## Key Acceptance Form

Date: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

Tenant(s) Name(s)

1. \_\_\_\_\_ 2. \_\_\_\_\_

3. \_\_\_\_\_ 4. \_\_\_\_\_

Below is a list of keys, garage door openers, etc. that you have received for the lease term at the property listed above.

Keys # \_\_\_\_\_ Garage Door Openers # \_\_\_\_\_ Other # \_\_\_\_\_

Any of the above listed items not returned at the end of your lease will result in a replacement fee that you will be responsible for paying. All openers are to work at turn-in. Please be sure batteries are still working!

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Manager / BIC

\_\_\_\_\_  
Date



## Tenant Reminders

Rental Property Address: \_\_\_\_\_

\_\_\_\_\_

1. Within 48 hours of move in you must return the Property Condition Report.
2. Have all Utilities transferred into your name and proof of this.
3. Tenants must change HVAC filters every 30 days at tenant's expense.
4. Tenants must report any maintenance issues immediately to our office.  
(864) 476-3000
5. Upon vacating the property, the following is required:
  - A 30 day notice must be given,
  - All items on the move out check list must be completed
  - All keys, door openers etc. must be turned into the office.
6. Any damages to walls, screens, doors, windows, appliances, etc., will be repaired with maintenance fee. In the event these items exceed the maintenance fee; the tenant will be responsible for any additional items and be billed.
7. Any painting required due to damaged walls beyond normal wear and tear will be charged to tenant.
8. **Your Maintenance fee will not be used as your last month's rent! No Exceptions!**

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Manager / BIC

\_\_\_\_\_  
Date



## Renter's Insurance Waiver

Date: \_\_\_\_\_

Property Address: \_\_\_\_\_

Renter's Insurance protects your personal possessions from theft and many forms of damage.

**The benefits of purchasing renter's insurance have been recommended but are not mandatory unless specified by the owner.**

\_\_\_\_\_ I WILL PURCHASE INSURANCE: I agree that renter's insurance is necessary and will arrange to purchase it upon moving into the home.

\_\_\_\_\_ I CURRENTLY HAVE RENTER'S INSURANCE

\_\_\_\_\_ I DO NOT HAVE AND WILL NOT PURCHASE RENTER'S INSURANCE: I decline to purchase any extra coverage for my possessions while renting at the above address. Because of this decision, I agree not to hold property management, the owner, or JACK Properties, LLC responsible for any damage or theft that may occur while renting.

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Date

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Property Manager / BIC

\_\_\_\_\_  
Date



## Move Out Check List

### Kitchen

Cabinets: Clean inside and out with damp sponge/cloth  
Counter tops: Wipe down  
Sinks: Clean out with disinfectant  
Under Sink: Remove all items and wipe out with sponge/cloth  
Stove Top: Remove all leftover residue and food  
Oven: Clean inside walls, racks, door, drawer and utilize self-clean option  
Stove Hood: Clean thoroughly underneath the top, remove clean or replace filter  
Dishwasher: Wipe clean, run complete cycle with a little Clorox  
Refrigerator: Remove all food and clean all surfaces with anti-bacterial cleaner including freezer.  
Floors: Sweep and mop

### Bathrooms

Tub/shower: Remove any tub mats, shower caddies and any adhesive and disinfect all surfaces  
Sink/Vanity: Wipe clean  
Cabinets: Remove all items and wipe out with a damp sponge/cloth  
Toilets: Clean inside bowl, around the outside with disinfectant cleaner  
Floors: Swept and mop

### Rooms

Windows: Clean blinds and window sills with damp sponge/cloth, clean glass  
Ceiling Fan: Clean blades and lights, replace any burnt out bulbs  
Switch Plates: Clean all light switches and doorknobs with damp cloth/sponge  
Patio/Porches/Garage: Sweep off/out  
Washer/Dryer: Wipe off, remove lint and make sure not dripping at washer hookup

**Any items left behind once keys are turned in will be discarded without notice  
Move out inspections will not be done until all items are removed and home is clean.**

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date

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Tenant

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\_\_\_\_\_  
Date