

Adams Property Management, L.L.C. Rental Guidelines

Adams Property Management, L.L.C. requires that all possible tenants fill out a rental application. Once you have completed the rental application we must have a copy of your driver's license or picture ID maintained here on file. Our basis for rentals is that your income in one week is equal to what you qualify to rent on a monthly basis. Of course, if you will have help paying your rent it must be noted on your rental application.

All of our properties require a monthly rent and they all require a security deposit in the same amount as the monthly rent. The security deposit is kept in a separate account to assure the property is in as good condition as when the tenant moved in. Once the tenant vacates the property, it must be properly cleaned and the carpets must be professionally cleaned. These costs will be deducted from the tenants' security deposit amount. Any amount due to the tenant will be refunded within 30 days after turning in your keys to the property. Please note that the tenant must leave a forwarding address for this security deposit to be refunded to them.

All tenants are required to sign a lease agreement. The term of most of the leases is one year unless otherwise approved by the property manager. All rent payments are due on the 1st of the month. If not paid by the 5th of the month, there will be a \$50 late fee assessed to your account.

All tenants are required to give Adams Property Management, LLC a minimum of 30 days written notice prior to vacating the premises. Failure to give 30 days advance written notice will constitute the forfeiture of the security deposit on the property at the end of the tenant lease.