

## Resident’s Maintenance Agreement: Exhibit “A”

This agreement is between **Century 21 Novus Realty** (hereinafter “Management”) and \_\_\_\_\_ (hereinafter “Resident”) regarding the Residential Rental Agreement (hereinafter “Lease”) executed between the parties on the property located at \_\_\_\_\_ (hereinafter “Property”). For one dollar (\$1.00) and other good and valuable consideration, the sufficiency of which is agreed to by all parties, parties agree as follows:

1. **After Hours Maintenance Service:** If Resident refuses to allow **Century 21 Novus Realty** approved maintenance contractors in the Property with a **Century 21 Novus Realty** key, or requires that the contractor do service after 5 pm weekdays and/or weekends; Resident agrees to pay the contractors “after hours premium” (typically \$35.00 to \$50.00).
2. **Clogged Plumbing:** **Century 21 Novus Realty** is responsible for plumbing between the Property and the street. Resident is responsible for clogged plumbing in the Property. If a service contractor reports that any clogged plumbing was caused by personal property Resident agrees to pay for said service invoice (minimum **\$85.00**).
3. **Lawn Care:** Resident is responsible for mowing, edging, trimming, leaf collection, weeding borders, pine straw and mulch. If **Century 21 Novus Realty** sends lawn care notices in writing, and Resident fails to tend properly to the lawn needs within 6 days of notification, **Century 21 Novus Realty** will send a landscaper to do the work and Resident agrees to pay said invoices within 10 days of written invoicing.
4. **Pest Control:** **Century 21 Novus Realty** is responsible for termites and rodents. Resident is responsible for all other house hold pest control.
5. **Stand up Fees:** If Resident sets appointments with **Century 21 Novus Realty** staff or vendors and does not show up Resident agrees to pay a **\$75.00** stand up fee.
6. **Key Replacement:** If Resident needs a key replacement they agree to pay a **\$10.00** fee and pick up the key at **Century 21 Novus Realty** office. If the Property needs to be rekeyed while the Resident occupies the Property, Resident agrees to use an approved vendor and pay the vendors invoice for said rekeying.
7. **Non-Valid Maintenance Requests:** If Resident requests a work order for items that are not “broken,” Resident agrees to pay for said work. If the **Century 21 Novus Realty** contractor identifies the call as “operator error” Resident agrees to pay for the contractor’s trip. Example: resetting the garbage disposal.
8. **Air Filters/Light Bulbs/Smoke detector & thermostat batteries:** Resident agrees to replace air filters every 3 months. If resident reports an HVAC issue and vendor finds the cause of the issue due to a dirty air filter, resident will be responsible for the trip charge + air filter. Resident agrees to take care of all light bulb replacement. Any light bulbs not functioning at the move out inspection will be charged back to resident. Resident agrees to regularly check and replace smoke detector and thermostat batteries.
9. **Emergency Calls: Emergency defined:** Anything relating to the property under the lease that is threatening to life, health, or the property. Fire (please call 911), flood, sewage back-ups, gas odors (call gas company), broken water pipes, tree falling on house, call the emergency phone line 24/7 at **Century 21 Novus Realty** Emergency Phone Line. If Resident leaves a “non-emergency message” on the line, Resident agrees to pay a **\$50.00** fee. Emergency phone line is for emergencies only.

Agreed to this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**Century 21 Novus Realty**

**Resident(s)**

X \_\_\_\_\_

X \_\_\_\_\_

X \_\_\_\_\_