

Maintenance of Premises

Lessee/Tenant shall be responsible for repair or maintenance functions to include, but not limited to the following:

- ❖ Changing of air conditioner/furnace filters on a monthly basis during summer.
- ❖ Resetting of circuit breakers or fuses;
- ❖ Unstopping plumbing (except that caused by tree roots or faulty pipes);
- ❖ Damage resulting from failure to promptly report to the lessor/landlord any malfunctions or abnormal operations of equipment within the rented property;
- ❖ Damage resulting from forceful entry or burglary;
- ❖ Changing of electric light bulbs; tightening, of screws, nuts and bolts on hardware not requiring specialized training;
- ❖ Excessively high water or utility bills resulting from failure to report of obvious leaks;
- ❖ All screen repair, or replacement and repair, or replacement of all broken glass;
- ❖ Payment of any repair bill due to tenant request where no problem was found or corrected;
- ❖ Lighting of any and all pilot lights on gas fixtures; insuring the proper operation of smoke detector(s) and replacing the battery as needed. Lessee/Tenant may notify lessor/landlord of necessary repair or corrective action/maintenance and request assistance at lessee/tenant expense. Lessee/landlord will **not** pay for any repairs or billings charged to lessor/landlord by lessee/tenant.