

## Tenant, Association and Landlord Responsibilities

### Tenant:

State and local laws require the tenant to keep their apartment a certain way, as the list below demonstrates.

If a major habitability problem is the result of not keeping up your end of the maintenance bargain, you cannot expect the landlord to pay for the repair, and you cannot use rent withholding to accomplish the job.

For example, if your garbage disposal is broken because your spoon was accidentally inside it when you turned it on, or your sink won't drain because it's clogged full of your hair, it's a created habitability problem, and the cost of repairing it can fall squarely on you. A landlord is not responsible for repairing damages that were caused by the tenant or the tenant's family, guests or pets.

You are obligated to:

- Read and abide by the condominium rules and regulations. You will be held responsible for any fines or damages as a result of a violation(s) of these rules.
- Abide by all stipulations in the lease agreement, including this list.
- Keep your rental unit as clean and safe as possible at all times.
- Dispose of garbage, rubbish, and other waste in a clean and safe manner as designated by the association.
- Keep plumbing fixtures as clean as possible and working properly.
- Use electrical, plumbing, sanitary, heating, ventilating, air-conditioning, and other facilities and other systems, properly.
- Maintain a relative indoor humidity of 40 to 60 percent for health and comfort. A relative humidity level of over 60% may create a habitability problem.
- Fix things you break or damage.
- Replace limited lifetime, sacrificial, or consumable parts and products. This includes but is not limited to lightbulbs and filters.
- Notify the Landlords property manager or landlord promptly of defective or dangerous conditions on the property in writing. This needs to be stressed, a voicemail does not count here...send an email.
- Pay of all utilities during the lease term.

### Association Responsibilities:

In a condominium, the association maintains the common areas, which include but limited to:

- All building exteriors.
- Common area staircases and hallways.
- Streets and Parking areas.
- Landscaping
- Entrances
- Pest Control
- Amenities such as pools, clubhouses, and tennis courts.
- Enforcement of rules and regulations.

Landlords Responsibilities:

The landlord of a rental unit is responsible for providing a “habitable” unit for a tenant. The term “habitable” means that the rental unit must be fit to live in, be free from hazards or defects, and be compliant with all state and local building and health codes.

The following living conditions would qualify as uninhabitable: no working plumbing, gas, or electric, broken windows or doors, or unclean buildings and unkempt grounds that are not sanitary and safe.

There are some basic steps you can follow to keep your property habitable that are listed above. The basic landlord responsibilities include:

- Maintaining structural components of the unit.
- Providing the necessary heat, electric, and hot and cold-water facilities.
- Making any requested repairs in a reasonable time and manner.
- Ensuring the tenant has peaceful enjoyment of the apartment within the confines of the law and the rules and regulations of the condo association.
- Keeping the property hazard-free to the best of Landlord’s knowledge.
- Maintaining a “pest-free” environment. In a condominium, the association may be responsible for pest control.
- Inspecting the property each time it is leased to determine whether or not it meets safety and adequate living standards.
- Giving notice before entering a rental unit, except in cases of emergency.
- Abide by all stipulations of the lease agreement.

If you have any questions regarding this document, please contact SkyBridge Realty. PLEASE LOG INTO **DEERFEILDFOREST.COM** to submit maintenance requests:

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I have fully read, understood, and agreed to this document, and my responsibilities as a tenant:

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date