



PO Box 448, Kingfisher, OK 73750

NOTICE TO ALL TENANTS

Your apartment lease addresses the requirement to maintain the unit in a safe, clean, and sanitary manner. In addition, it states that all garbage, rubbish, and other waste must be disposed of in a safe, clean, and sanitary manner.

Failure to maintain your residence in a safe and sanitary manner at all times will result in a lease violation. Failure to maintain acceptable housekeeping can result in eviction if not corrected or non-renewal of lease if reoccurring violations are noted.

Following is a list of minimal acceptable housekeeping procedures:

- ▶ Carpets vacuumed and free of stains.
- ▶ Counter tops clean and free of dirt, food, etc.
- ▶ Kitchen and bath floors clean, free of dirt and stains.
- ▶ Garbage contained in a proper container.
- ▶ Bathroom clean and free of odor.
- ▶ Bedrooms should be free of clutter, not being used as storage facilities.
- ▶ Walls should be clean, crayon marks are not acceptable.
- ▶ Clutter in all areas of the unit should be minimal. All areas of the unit should be accessible without stepping over and around trash, laundry, boxes, etc.
- ▶ Central heat and air closets must be kept clean and free of flammable items.
- ▶ Central heat and air fresh air returns must be kept clean at all times.
- ▶ Stove drip pans must be free of grease build up and **do not** cover them with foil.

Following are items that are considered unsanitary or health and safety issues which will result in eviction:

- ▶ Exposed food in any area of the unit.
- ▶ Exposed and/or excessive garbage or refuse in any area of the unit.
- ▶ Failure to maintain the bath or kitchen area of the unit in a safe and sanitary manner.

Units which contain excessive clutter and do not allow for adequate access and freedom of movement will be cited for being a fire hazard which can result in eviction. Hot water heater closets and heat and air unit closets are not to be used as storage areas. Do not store **anything** in these areas. This is considered a fire hazard.

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Also please be advised that **when you damage the unit you will be charged for the damage**. Following is a partial list of items which you can and will be charged for if Management finds that damage has occurred:

- ▶ Stains in carpeting
- ▶ Burns by cigarettes or any other source to the carpeting or vinyl in the unit
- ▶ Burn marks on counter in kitchen and bath
- ▶ Holes in walls
- ▶ Missing window screens
- ▶ Broken Windows
- ▶ Missing light globes
- ▶ Damaged mini blinds
- ▶ Damage to interior or exterior doors
- ▶ Burn marks on bath fixtures
- ▶ Storage Doors that are unsecured and/or broken

Management expects that you will respect our property and maintain it in a reasonable manner. If your housekeeping standards are not acceptable, or you are damaging the property in any way, you will receive a lease violation. Failure to cure all items noted in lease violations within a 10 day period will result in eviction. Multiple lease violations can result in manager's decision not to renew your lease or possible eviction.

For your review, we are also providing you with a copy of our RULES AND REGULATIONS FOR OCCUPANCY. Please review this form and understand that failure to comply with these regulations will result in our issuing a lease violation and possible eviction.

Be advised that we will be doing monthly Pest Control service on all units. You must present us with a written statement from a physician in order to be exempt from this service. In the event your unit is not sprayed, we will still be entering your unit for the monthly inspection.



Phone: 405-375-5726

dholt@saimgmt.net

saimgmt.net



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