|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|

|  |
| --- |
| Landlord Contact Information |
| Employee badge with solid fill | Carmen Garza |
| Speaker phone with solid fill | 956-451-4423 |
| Email with solid fill | Carmen.garza@forhisgloryrei.com |

 |

|  |
| --- |
| Maintenance Contact Information |
| Employee badge with solid fill | Oscar Cruz  |
| Speaker phone with solid fill | 210-309-4095 (For Emergencies ONLY) |
| Email with solid fill | Enter maintenance requests on the Rent Redi App, include detailed information, pictures, and/or video. |

 |

**Landlord Responsibilities**

* **Water problems due to a leaking pipe or faucet.**
* **Refrigerator and stove will be repaired or replaced by the landlord**
* **Lawn maintenance**
* You will receive an air conditioning replacement filter every 3 months.

**Tenant Responsibilities**

* **RENT: Pay rent on time**
* **REPAIRS**: Repair damage caused to the rental unit by the tenant or a guest (but always communicate with your landlord). If a window is broken or drain is clogged text the landlord. The landlord needs schedule (or permit tenant to do) the repair.
* **RENOVATIONS/ALTERATIONS**: Do not paint walls, install permanent fixtures (i.e. TV wall mount) or appliances inside or outside of the unit without landlord permission
* **GARBAGE/HOUSEKEEPING**: Dispose of garbage in a timely manner. Keep the rental unit clean and in good condition to prevent pest infestations
* **NOISE**: Keep noise to an appropriate level
* **GUESTS**: Only tenants listed on the lease are allowed to live in unit
* **LIGHT BULBS**: Tenant is responsible to replace burned-out light bulbs
* **SAFETY**: Maintain a safe property and do not cause hazards for other tenants
* **WATER**: Water damage caused by tenant issues such as allowing water to pool outside of the shower, causing water damage to the flooring and walls will be repaired and paid for by the tenant. If tenants have clogged toilets due to misuse, tenant is liable for the repair
* **PETS**: Only pets on the lease are allowed to live in the apartment. Dogs on the restricted breed list located at: <https://www.forhisgloryrei.com/rentals> are NOT allowed anywhere on the property
* **PARKING**: Parking spaces are for tenants only, visitors should park in the street
* **INSURANCE**: The landlord’s property insurance does NOT cover tenant personal property in cases of theft or disaster. Do not leave valuables in your vehicles. Renters insurance is highly advised (check the Rent Redi app)
* **MAIL:** Mailboxes are located east of the property. Keys are issued by the Post Office located at 1502 New Combes Hwy, Harlingen, TX 78550

**DO NOT FLUSH THE FOLLOWING DOWN THE TOILET OR SINKS.**

1. COOKING GREASE
2. BABY WIPES
3. CAT LITTER
4. Q-TIPS, COTTON PADS OR OTHER COTTON PRODUCTS
5. SAnITARY PRODUCTS
6. DIAPERS
7. CIGARETTE BUTTS
8. HAIR
9. CONDOMS
10. DENTAL FLOSS
11. PAPER TOWELS & TISSUES
12. MEDICATION
13. GUM
14. FISH
15. FOOD
16. BLEACH