



NORMAL WEAR AND TEAR VS TENANT DAMAGE

Tenants:		Property:	
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Normal Wear & Tear: Landlord's Responsibility	Excessive Tenant Damage: Resident's Responsibility
<p>WALLS: A few small nail holes, chips, smudges, dents, scrapes, or cracks in the walls. Faded paint, cracks in walls from settling.</p>	<p>Gaping holes in walls from abuse, accidents, or neglect. Unapproved paint colors or unprofessional paint jobs. Dozens of nail holes which need patching and repainting. Water damage on the wall from hanging plants or constant rubbing of furniture; drawings, or crayon markings on walls.</p>
<p>FLOORS: Carpet faded or worn thin from walking. Scuffed varnish on wood floors from regular use. Dark patches on hardwood floors that have lost their finish over many years.</p>	<p>Holes, stains, or burns in the carpet. Food stains, urine stains, and leaky fish tanks are never "normal". Chipped or gouged wood floors, or excessive scrapes from pet nails. Water stains on wood floors and window sills caused by windows being left open during rainstorms.</p>
<p>WINDOWS: Dirty or faded lamp or window shades or blinds. Moderately dirty mini-blinds or curtains. Cracked window pane from faulty foundation or building settling</p>	<p>Torn, stained, or missing lamp and window shades or blinds. Missing or broken mini-blinds or curtains and curtain rods. Broken windows from action of the tenant or guests. Broken, torn and missing window screens.</p>
<p>CABINETS AND TRIM: Warped cabinet doors that won't close. Doors sticking from humidity.</p>	<p>Sticky cabinets and interiors, dirty cabinets, smudges and fingerprints on woodwork and cabinets. Doors broken, or ripped off hinges.</p>
<p>BATHROOM: Rusty shower rod or worn varnish on plumbing fixtures. Loose grouting and bathroom tiles. Wobbly toilet.</p>	<p>Missing or bent shower rod or plumbing fixtures. Missing or cracked bathroom tiles. Broken toilet seat, tank or handle.</p>
<p>DRAINS: Partially clogged sinks or drains caused by aging pipes.</p>	<p>Clogged sinks or drains due to any stoppage (hair, diapers, food, etc.), or improper use.</p>
<p>APPLIANCES: Broken clothes dryer because the thermostat has given out. Worn gaskets on refrigerator doors.</p>	<p>The dryer that won't turn at all because it's been overloaded, or the lint trap was never cleaned out. Broken refrigerator shelf or dented front panels.</p>

<p>Accoutrements included in house at time of move in ie curtains, curtain rods or lawn tools.</p> <p>These items will be returned or replaced upon move out.</p>	
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I have read the above table and understand what I am responsible for while living at the above address.
I am responsible for the above accoutrements and will return these items upon move out.

RECEIPT OF COPY ACKNOWLEDGED: Residents hereby acknowledge that they have read these Rules and Policies and understand that these policies are incorporated into and made part of the lease. Residents understand it, agree to it and have been given a copy.

DATE		TENANT 1- SIGN	
DATE		TENANT 2- SIGN	
DATE		SEATON PROP SIGN	

Other notes