

Tenant Rights and Responsibilities

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Tenant Name(s): _____	Apt. No.: _____
Address: _____	City: _____ State/Zip: _____
Property Name: _____	Property No.: _____

General Rights of Tenants include:

The tenant has the right to expect a livable rental unit. Livability means that the unit should:

- | | |
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| <input type="checkbox"/> be weather and water resistant | <input type="checkbox"/> have natural lighting in every room |
| <input type="checkbox"/> have working plumbing | <input type="checkbox"/> have working windows that open at least halfway or mechanical ventilation |
| <input type="checkbox"/> provide enough hot and cold running water | <input type="checkbox"/> have safe, fire or emergency exits leading to street or hallway |
| <input type="checkbox"/> have a working heating system | <input type="checkbox"/> have a working deadbolt lock on main entrance |
| <input type="checkbox"/> have an electrical system in good working order | <input type="checkbox"/> have working security lock devices on windows |
| <input type="checkbox"/> be free from infestations of insects and rodent | <input type="checkbox"/> have working smoke detectors |
| <input type="checkbox"/> have sufficient trash cans | <input type="checkbox"/> have floors, stairways and railings in good repair |

Tenants have a right to 24-hour advance notice of the owner's intent to enter the property, except in case of an emergency.

When a tenant has provided a written request for repairs to the landlord, he/she has the right to a prompt response (a period of 30 days is usually deemed reasonable for most non-emergency repairs).

Tenants must receive 30 days written notice of a rent increase under 10%. The tenant must receive 60 days written notice for a rent increase over 10%.

Tenants must receive the return of their security deposit within 21 days of vacating a unit. They have a right to an itemized statement of any money withheld by the landlord. If there is a deposit deficiency (money owed) tenant must pay landlord promptly.

General Tenant Responsibilities include:

Tenants must honor their agreements by:

- paying rent on or before the due date, including any agreed late charges
- keeping the unit clean and sanitary
- respecting the rights of neighbors
- caring for and respecting the premises, including using gas, electrical, and plumbing fixtures properly
- fixing or paying for repairs of things they or their guests damage
- not removing anything from the structures or buildings they have not put there and not allowing anyone else to do so
- limiting the number of people living in the unit
- using the premises as a place to live with the rooms used for their intended purpose; for example, the bedroom is not a kitchen
- to vacate the premises promptly pursuant to proper termination notice