

NWA CUSTOM LEASING

PO BOX 10557 - 1200 E. Joyce Blvd.- FAYETTEVILLE, AR 72703

MAINTENANCE AND REPAIRS

You are expected to maintain the home and keep it in the condition it was given to you. Management/landlord will complete only repairs required because of normal wear. You will be charged for repairs caused by misuse or neglect.

All “breakdown” system failures and structural defects must be reported to management/landlord immediately. If an urgent repair is needed (i.e. hot water heater leaking) you are responsible to stop further damage from occurring, if possible. If there is a leak, stop the water source immediately. If the problem is electrical, turn off the breaker serving that appliance or area until the repairman arrives.

Examples of maintenance you are expected to do at your own expense:

- Replace light bulbs, thermostat batteries (if applicable), etc.
- Replace or repair cabinet catches, knobs or handles
- Clean out dryer exhaust vent tube every year or more frequently with larger families
- Replace A/C filters **Every Month**
- Keeping toilet, shower sinks drainages unclogged at all times
- Replace batteries in smoke detectors; notify management if smoke detector does not work
- Repair loose boards on fence

Examples of repairs management will make at no expense to you:

- Repairs to A/C systems from normal use
- Replace heating units for the hot water tanks
- Repair leaks in roof
- Replace or repair any plumbing, which fails from normal use. Does not include flappers in toilet tank or clogged drains due to hair, toilet paper, food, etc.
- Remove broken electrical components
- Repair or replace rotted wood

Examples of repairs for which you will be held responsible:

- Replace heating elements in hot water tanks if caused by empty tank
- Repair plumbing due to misuse or neglect
- Unusual damage or excessive wear on any floor, wall or ceiling surface

UNAUTHORIZED REPAIRS

Please do not make any repairs or authorize any maintenance without permission from management/landlord. All repairs must be authorized by management/landlord. **Rent cannot be withheld because of needed repairs nor can the cost of needed repairs be deducted from rent.**

REPAIR CALLS AND MAINTENANCE COVERED BY OWNER

Please text your address, contact number and description of issue to **479-419-0088** or email **lacey@nwaleasing.com** and we will submit your request to the appropriate repair company and they will call & schedule with you.

Tenant Signature

Tenant Signature

Date