MOREHEAD RENTALS
Quality homes in community.

Tenant Home Maintenance & Weather Preparedness Guidelines

To help preserve the condition of your rental home and avoid preventable issues, tenants are expected to follow these basic maintenance and weather-related responsibilities.

General Maintenance Requirements

- **Cleanliness:** Keep the home clean and free of trash, food waste, or excessive clutter inside and outside the property.
- **Plumbing:** Report any leaks, running toilets, or slow drains immediately. Do not flush anything other than toilet paper.
- **Filters:** Replace HVAC or furnace filters as they arrive. Filters are shipped directly to your home.
- **Pest Control**: Maintain a clean environment to avoid infestations. Notify management promptly if pests are noticed. An exterminator treats all homes in the spring and fall.
- **Appliances**: Use all appliances properly. Clean stove tops, ovens, and refrigerator coils regularly.
- **Smoke Detectors**: Notify management immediately if alarms are not functioning. Do not remove or disable detectors.
- **Light Bulbs & Batteries:** Tenants are responsible for replacing light bulbs and remote/thermostat batteries.
- **Yard Care (if applicable):** Mow and trim the yard. Keep any small limbs and trash picked up.

Weather-Related Responsibilities

Spring/Summer

- **Lawn Care:** Water the lawn and landscaping per local regulations.
- **Pest Prevention:** Keep doors and windows sealed to prevent insect entry.
- **Air Conditioner:** Keep exterior AC unit clear of debris. Do not block vents inside the home.

Fall

- **Leaves & Gutters:** Clear leaves from yards and walkways. Report clogged gutters.
- **Drafts:** Report any drafts or weatherstripping issues around doors/windows.

Winter

- **Frozen Pipes:**
  - Keep heat above 60°F, even when away from home.
  - Open cabinet doors under sinks and let faucets drip during freezing temps.
- **Snow & Ice:** Tenants are responsible for clearing walkways and driveways. Use salt or sand to prevent slipping.
- **Heaters & Vents:** Keep vents unblocked for proper airflow and safety.

Report Immediately

- Water leaks or signs of mold
- Electrical issues
- Heating or cooling failure
- Pest infestations
- Roof or window damage

Keep in Mind: Failure to maintain the home properly may result in tenant charges for repairs or damage. If you are unsure whether something is your responsibility, please contact us first — we're here to help!