



Division of Maintenance Responsibilities

Maxfield Rents and our residents share the responsibilities of keeping our properties in a safe and reasonable condition through proper maintenance. Refer to the following chart to see your responsibilities as a resident.

	Landlord	Resident
Water systems breakdowns	X	
Clogged plumbing in house		X
Clogged plumbing between house & street	X	
Broken garbage disposals	X	
Reset garbage disposal		X
HVAC breakdowns	X	
Setting HVAC controls		X
Changing furnace filters every three months		X
Electrical system failures	X	
Resetting GFI switches		X
Replace all light bulbs (2700k temp)		X
All utilities (unless otherwise stated in the lease)		X
Mandatory association dues	X	
Initial termite treatment / rodents (upon move in)	X	

	Landlord	Resident
Household pest control (during tenancy)		X
Maintain yard fencing (unless damaged by tenant)	X	
Lawn mowing & trimming		X
Shrubbery trimming & pine islands/bark maintenance/replenishment		X
Security systems monitoring		X
Microwave turntable or handle		X
Smoke detector installation	X	
Smoke detector batteries		X
Exterior drain hose bibs (winterize)		X
Replace broken sprinkler heads		X
Winterize / de-winterize sprinkler system		X
Replace refrigerator filter / HVAC filters		
Yearly carpet cleaning		X

Tenant is always responsible for all damage and any damage caused by neglect.

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