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McEneaney Associates, Inc.
Property Management Department
Mailing address: PO Box 8287, McLean, VA 22106
Office: 1320 Old Chain Bridge Rd, Suite 350, McLean, VA 22101
Phone: 703-537-3340 Fax: 703-717-5700
www.McEneaneyPM.com

Welcome to your New Home!

We would like to take this opportunity to welcome you to one of the homes we manage. We are thrilled to have you as a Tenant and look forward to working with you to make your experience pleasant and positive. Essential information is contained in the following pages. We ask that you, please, take a few moments to read this entire guide—it may help clarify expectations and alleviate inconveniences that may arise if those expectations are not met. **Remember: this is a general guide, and some items may not apply to you. Always refer to your Lease for a complete list of your obligations.** Furthermore, there may be specific rules or guidelines for the property as outlined by the Property owner or Homeowners Association (HOA/COA). Check your Lease for additional terms that may apply to you.

Our Property Management offices are in three (3) locations for your convenience.
Office hours are Monday – Friday 9:00 am to 5:00 pm

Main Office, McLean

1320 Old Chain Bridge Rd. Suite 300, McLean, VA 22101
Main Office: 703.537.3340
Senior Property Manager: Karen McKenzie - 703.537.3346

Alexandria

109 South Pitt Street, Alexandria, VA 22314
Senior Property Manager: Cindy Troupe - 703.537.3331
Senior Property Manager: Marshall Ramsey - 703.537.3327

District of Columbia (servicing DC & MD)

4315 50th Street, NW, Washington, DC 20016
Senior Property Manager: Jack Schwinn - 202.552.5618

If you need to mail anything to us, we ask that you send it to our PO Box:

**McEneaney Associates, Inc.
Property Management Division
PO Box 8287
McLean, VA 22106-8287**

MEET THE TEAM



Mike McEneaney
Director
Direct 703.537.3330
Fax: 703.717.5706
mmceneaney@mceneaney.com



Cindy Colorado
Office Manager
Direct 703.537.3329
Fax: 703.717.5701
ccolorado@mceneaney.com

ALEXANDRIA/OLD TOWN OFFICE



Cindy Troupe
Senior Property Manager
Direct: 703.537.3331
Fax: 703.717.5707
ctroupe@mceneaney.com

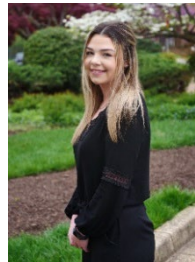


Cyndy Hooper
PM Assistant & Tenant Support
Direct: 703.537.3344
Fax: 703.717.5702
chooper@mceneaney.com

MCLEAN OFFICE



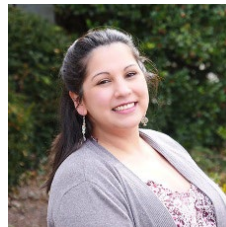
Karen McKenzie
Senior Property Manager
Direct: 703.537.3346
Fax: 703.717.5821
kmckenzie@mceneaney.com



Gaby Ripani
PM Assistant & Tenant Support
Direct: 703.537.3345
Fax: 703.840.7048
gripiani@mceneaney.com



Marshall Ramsey
Senior Property Manager
Direct: 703.537.3327
Fax: 703.717.5703
mramsey@mceneaney.com



Ruth Hess
PM Assistant & Tenant Support
Direct: 703.717.6339
Fax: 703.717.5841
rhess@mceneaney.com



Thuy Nguyen
Administrative Assistant
Direct: 703.537.3347
Fax: 703.717.5963
tnguyen@mceneaney.com

DC & MD OFFICE



Jack Schwinn
Senior Property Manager
Direct: 202.552.5618
Fax: 202.552.5664
jschwinn@mceneaney.com



Chris Jensen
PM Assistant & Tenant Support
Direct: 703.537.3349
Fax: 703.839.8288
cjensen@mceneaney.com

OFFICE STAFF

MCLEAN OFFICE
1320 Old Chain Bridge Rd, Suite 350
McLean, VA
Main Office - 703.537.3340



Kiana Williams
Accounting Clerk
Direct: 703.537.3351
Fax: 703.717.5991
kwilliams@mcenearney.com



Roland Zebell
Maintenance Supervisor
Direct: 703.537.3322
Fax: 703.717.5708
rzebell@mcenearney.com



Lee Hagan
Leasing Coordinator
Direct: 703.537.3328
Fax: 703.717.5704
lhagan@mcenearney.com



Salem Tesfaldet
Leasing Coordinator
Direct: 703.537.3336
Fax: 703.839-8177
stesfaldet@mcenearney.com

EMERGENCY INFORMATION

After-Hours Repair Emergencies

EMERGENCY REPAIRS: 703-537-3332

During business hours (9 am-5 pm), please call your Tenant support contact. If you need to report an emergency repair or a repair outside normal business hours, please call 703-537-3332 and leave a detailed message. Someone will return your call as quickly as possible. The team member assigned to the emergency line will review the nature of the call and determine if it is an emergency. If the situation can wait until the next business day, please do not call the emergency phone.

Remember! **An emergency is when there is a threat of increasing and imminent damage to the property, yourself, or both.** Any non-emergency calls received after hours will be answered by our staff on the next business day. In an emergency (fires, gas leaks, etc.), you will need to contact the proper authorities immediately. Please do not contact property management to do this for you. Contact Property Management after placing the call to the proper authorities.

Examples of EMERGENCIES:

Broken or frozen pipes
No heat in winter
Flooding
Sewer backs up

Examples of NON-EMERGENCIES:

Lockouts
Jammed garbage disposal
Slow drains
Pest Control

Important Phone Numbers for Emergency Situations

In case of FIRE, MEDICAL EMERGENCY or NEED FOR POLICE: Dial 911

For gas leaks, call Washington Gas: 703-750-1000 or Columbia Gas: 800-531-8911

If you use a different gas company, find the emergency number, and write it next to the number above. Make sure everyone knows how to shut off the gas if you smell gas and suspect a leak. Vacate the premises immediately, call the gas company from your cell phone, and do not re-enter the property until the gas company says it is safe to do so. Do not turn on anything electrical, including light switches as doing so could spark an explosion.

For major water leaks, locate and shut off the main water supply valve. If you cannot shut it off, call your water provider and they will send someone to shut off the water at the street. Call Property Management immediately after observing an active water leak inside the property.

Have a Plan

All members of the household must know what to do and who to call in the event of an emergency. For this purpose, we have included a list of important phone numbers for you. Make sure all residents of the property know where this binder is located and ensure it is accessible to everyone. As a Tenant in a rental property, you must ensure the protection and maintenance of the house, apartment, or condominium in which you reside. REMEMBER: Priority should always be your safety and the safety of others.

UTILITIES

EMERGENCY.....911

ELECTRIC:

Dominion Virginia Power	888-667-3000	
Pepco (MD & DC)		202-833-7500
City of Manassas		703-257-8219
Sun Power		800-786-7693
NOVEC		703-335-0500

GAS:

Washington Gas (VA, DC & MD)		844-927-4427
Columbia Gas (VA & MD)		800-543-8911

WATER:

Fairfax County Water Authority		703-698-5800
Division of Solid Waste – Trash		703-802-3322
District of Columbia Water & Sewer Authority		202-354-3600
City of Fairfax		703-385-7915
City of Falls Church		703-248-5466
Town of Vienna (and trash pickup)		703-255-6385
Town of Leesburg		703-777-2420
City of Alexandria (Virginia American Water Company)		703-549-7080
Arlington County Department of Public Works		703-228-6570
Environmental Center Customer Call – Trash		703-228-6570
Prince William County Service Department		703-335-7900
Herndon Water Company		703-435-6814
Loudon County Water/Sanitation		571-291-7880
Dale City (Virginia American Water Company)		703-549-7080
Dale City Sewer		703-590-4495
City of Manassas		703-257-8219
Washington Suburban Sanitary Commission (for Montgomery County, MD)	703-206-9772	

TELEPHONE:

Verizon		703-876-7000
GTE (Lorton, Woodbridge, Occoquan, Manassas)		800-392-1552

CABLE:

Cox Communications (Fairfax, Falls Church)		703-378-8411
Comcast		888-966-7552
Verizon FIOS		855-242-1849

THINGS TO DO BEFORE MOVE-IN

QUICK GUIDE:

- ✓ Purchase renter's insurance.
- ✓ Transfer utilities into your name.
- ✓ Pay security/pet deposit and one month's rent to pick up your keys.

INSURANCE

As noted in your Lease, you will need to purchase and maintain a renter's insurance policy that provides public liability and protects your personal property. You are required to provide proof of insurance at lease signing. Renter's insurance costs approximately \$200.00 a year.

Do your research when looking for renter's insurance. Ask what additional riders are available, as these may be of interest to you. The internet is a great place to obtain and compare insurance company information, but it is always to your advantage to talk to a representative who can help you find the best policy to fit your needs. Remember, the Property owner's insurance does not cover your possessions. In the case of damage, loss, or theft of your possessions, if you do not have your own renter's insurance policy, then you will bear the full cost of the loss.

In this handbook, you will find a flyer for Roost Renters Insurance, an insurance company we partner with. You can use your online Tenant Portal to sign up for their insurance if you currently do not have a rental policy.

UTILITIES

Before occupying the property, you must call the utility companies and have the utilities transferred into your name. Refer to your Lease to determine exactly which utilities you will be responsible for paying for during your lease term. **If you are moving in & out during the summer months, please note that there are a lot of people moving during this time and utility companies are especially busy. Plan ahead. Call about two weeks before your lease start date to ensure that they will have adequate time to accommodate your request.**

MOVING IN

- Keys - Be sure to call and schedule a time for the key pick-up with your leasing coordinator. One month's rent and security/pet deposits are due and should be paid through your Tenant portal before the keys are released.
- Move-In Inspection Report - This report will be part of the move-in packet you will receive when you pick up the property keys. The initial Move-In Inspection will be completed by our staff before your occupancy. The report establishes the general condition of the property before your tenancy and will be used to compare it with the condition of the property at your Move-Out Inspection.
- Please go through the Move-In report carefully and return it within 5 days of your lease start date. If you would like to add anything to the report, please make a note using a different colored pen. If you do not respond to or return the Move-In report within 5 days, the report as completed by our staff will be final. You will be responsible for any discrepancies between the Move-In and Move-Out Inspection Reports beyond normal wear and tear.

RENTAL PAYMENTS

Rent is due on the first day of the month, in advance. Our preferred method of payment is electronic through your tenant portal. You may also pay by personal check, money order, or cashier's check. If you are physically mailing in a payment, please include your property address. **Physical payments should be mailed to McEneaney Property Management, PO Box 8287, McLean, VA 22106.**

If you drop off or hand deliver your rent, please make sure it is in a sealed envelope on which you clearly write: "Property Management - Rent" on the outside of the envelope and be sure to include the property address on your check. Please only drop off rents at our Main Office in McLean, VA. Dropping off payments to another office could incur a late fee.

There is no grace period for your rent. Late fee charges are applied to your account if payments are not received by the fifth (5th) of each month. If the fifth (5th) falls on a weekend or a holiday, you will be allowed the following business day to ensure payment is received. If you choose to mail in your payment, be sure to do so before the first (1st) of the month to ensure it will arrive on time.

For **Montgomery County, MD** Properties: Late fees will be charged to your account if payments are not received by the tenth (10th) of each month. If the tenth (10th) falls on a weekend or holiday, your payment will be accepted on time the following business day. If you choose to mail in your payment, be sure to do so before the first (1st) of the month to ensure it will arrive on time.

If we receive your payment after the fifth (5th) of the month, a late fee (10% of your monthly rent) will be automatically applied to your balance due. McEneaney does not need to give you additional notice that the late fee has been charged or is due. If for any reason you know you will be paying your rent late, let us know as soon as possible, and be sure to include the late fee with your payment. If your rent check is returned from the bank, you will be charged a \$50.00 Non-Sufficient Funds (NSF) fee. If the replacement check does not clear our account before the fifth (5th), you are also responsible for the 10% late fee.

**QUESTIONS ABOUT YOUR RENT PAYMENT?
CONTACT KIANA WILLIAMS AT 703-537-3351 OR KWILLIAMS@MCENEANEY.COM.**



TENANT PORTAL

We have initiated a service for our Tenants that will make reporting maintenance requests and paying rent and other Tenant charges easier online. The following instructions show how to access the Tenant Portal. Before your lease start date, an email will be sent to you for you to access your Tenant Portal.

Once activated, you will be able to do the following online through the Tenant Portal:

1. Submit a maintenance request and review the status of all prior maintenance requests.
2. Submit a one-time payment (i.e., repair charge or other non-recurring bill) by E-check or Credit/Debit Card.
3. Set-up a recurring payment for your monthly rent by E-check or Credit/Debit Card.

After you have set up your Tenant Portal account, you can:

Submit an Online Maintenance Request



1. On the Tenant Portal login page, enter your email address and password and click the login button. NOTE – Be sure to use the same email address you have on file with the property management company. The first time you access the system you will be prompted to create a password and activate your account. You are now logged into the Tenant Portal system.
2. Click the New Maintenance Request button.
3. Enter a description of the problem and what needs to be done to fix it.
4. Select the radio button to authorize the management company to enter with their key.
5. Click the Submit Request button.

Your maintenance request has been submitted and you will be able to track the status of your request within the Maintenance portion of the Tenant Portal anytime in the future that you log on. Only the status of maintenance requests submitted through the online Portal can be checked online. Any requests submitted by phone or email will not show up through the Tenant Portal.

How to Make a One-time E-Check Payment (Direct debit to your checking/saving account)

1. On the Tenant Portal login page, enter your email address and password and click the login button.
2. Click the Make a Payment button.
3. On the pop-up box, select E-check and click the Continue button.
4. The Make a Payment page loads, on the page:
 - Enter the amount to pay, and click the Payment Details button
 - Enter the Bank Account information and click the Verify Payment button
 - Confirm the bank account and payment details and click the Submit button
 - Your payment is made, and you will receive a payment confirmation



How to Make a One-time Credit Card Payment

1. On the Tenant Portal login page, enter your email address and password and click the login button.
2. Click the Make a Payment button.
3. On the pop-up box, select Credit/Debit card and click the Continue button.
4. The Make a Payment page loads, on the page:
 - Enter the amount to pay, and click the Payment Details button
 - Enter the Credit Card Account information and click the Verify Payment button
 - Confirm the Credit Card account and payment details and click the Submit button
 - Your payment is made, and you will receive a payment confirmation

How to Setup Auto Pay/Recurring Online Payments (E-Check or Credit Card)

1. On the Tenant Portal login page, enter your email address and password and click Log In.
2. Click the Set-Up Auto Pay button.
3. On the pop-up box, select the desired payment method, E-Check or Credit/Debit card, and click the Continue button.
4. The Set-Up Auto Pay page loads, on the page:
 - Enter the name of the payment
 - Select the Payment Amount, either a flat amount or the Outstanding Balance in Full
 - Enter the amount to pay

If selecting a flat amount (i.e., your monthly rent)

 - Enter the date for the first payment
 - Enter your bank account or credit card details
 - Click the Create Auto Pay button

Your auto payment is activated and will make automatic payments based on your settings.

FREQUENTLY ASKED QUESTIONS ABOUT THE TENANT PORTAL

What is required to set up and use online payments?

Online payments are either electronic checks (direct debits from your checking account) or debit/credit card transactions. For E-Check, you need an active checking or saving account with Routing and Account numbers to set up the service. For Credit Card, you need an active credit card with an available balance to cover the charge.

I submitted a payment and want to cancel that payment but not delete future payments, what do I do?

Please contact your bank or credit card company immediately to stop a specific payment.

Once I schedule an auto payment, can I change the date the payment will submit?

No, once an auto payment is scheduled on a certain date each month, the only way to change that date is to edit the auto pay and delete it (scroll down the page), then re-create the auto pay for the correct date.

Can I see my complete payment history once I am in the Tenant Portal?

Yes, you can see a full history of all payments made both in person and online.

Is there a charge for making a payment through the Tenant Portal?

Yes, all payments made through the Tenant Portal are processed by a third party and include a processing fee. This fee varies depending on your method of payment and is paid to the processing company/AppFolio and not to the Property owner or property management company.

The Tenant Portal is for your convenience. You do not have to use the Tenant Portal system. You can continue to report maintenance requests directly through email if you choose to do so. You can also continue to pay your rent by either mail or physical drop-off. We hope you will investigate the Tenant Portal and see the advantages it offers you for submitting and tracking maintenance requests and for making one-time or recurring payments.

If you have any questions, please feel free to contact Kiana Williams at 703-537-3351 or kwilliams@mcenearney.com.

TENANT OBLIGATIONS

The owner of the home you are renting, your property owner, has hired McEneaney Associates, Inc. to manage the property on their behalf. While we do everything possible to make your tenancy a positive experience, decisions made by the Property owner must be implemented by us. We are legally bound to follow the instructions of the Property owner(s) on most major decisions including repairs, permission to modify (paint, etc.) the property, and deductions from your security deposit are determined by the Property owner(s), not the Property Manager. That said, we will do everything possible to make your stay in the property satisfactory and enjoyable to you. We will work with you to ensure the property is well maintained and any necessary repairs are completed quickly and professionally.

As the Tenant, you have certain obligations to maintain the property. Refer to your Lease for the complete list of your obligations. Below, we have summarized the most important and pertinent items. This summary is not intended to contradict or reduce your obligations under the Lease.

Expected Tenant obligations include, but are not limited to:

Ensuring the property is not damaged, destroyed, or defaced. This responsibility extends not only to the Tenant(s) on the Lease but also to pets, guests, and family members who are at the property. Please keep in mind that you are a Tenant in someone's home. Treat the property with the respect and care that you would want from someone staying in your home. **Report any damage immediately.**

Keeping the property in a clean, sanitary, and safe condition. You are responsible for disposing of garbage, trash, and waste properly; maintaining the yard, lawn (if you have one), and any bushes/shrubs; keeping all gutters and exterior drains clear of debris; cleaning the interior of the house regularly and removing ice/snow from all walks, driveways, and steps during the winter. This also includes using all appliances and systems safely and reasonably. For helpful information on proper maintenance, refer to the Home Maintenance section of this binder.

Changing filters regularly for furnaces and air conditioning units. Typically filters need to be purchased and changed every 3 months, but check them at least once a month, especially during the summer & winter months! We recommend writing the installation date on the side of the filter that shows the last time you changed it.

Keeping all drains and toilets clear. If either gets blocked, call us and we will send one of our contractors to the property. If the blockage is found to be the Tenant's responsibility, you will receive a copy of the invoice and prompt payment will be expected.

Complying with all rules and guidelines laid out by any governmental authority, Owners' Association, Condo Association, insurance company, and/or Property owner. It is the responsibility of the Tenant and their guest(s) to abide by the rules and regulations outlined in the Lease as well as Homeowner Associations and/or Condo Associations.

Keeping the tub and shower clean and caulked so water and mildew damage do not occur. If you notice the caulking or grouting needs to be redone and you do not feel as though it is something you can handle, call our Repairs Department and we will send one of our vendors out to the property. You will be billed for the work completed. Letting this go can lead to future more costly damage.

Promptly reporting any problem, damage, or breakage. Your lease requires that you promptly report any maintenance problems, damage, or health/safety issues. E-mail or submit a work order via the Tenant Portal to notify us of any maintenance or repair issues. You will need to provide a specific explanation. We use this information when reporting issues to your Property Owner and when notifying a service vendor. Please provide the utmost accurate information.

For emergencies, call 703-537-3332

Notify your Property Manager or PM Assistant if you will be absent from the property for more than two weeks. Let your Tenant Support know when you will be away from the property for an extended amount of time.

Making (and keeping) service appointments with contractors. They require access to the property to make repairs. If you fail to keep a scheduled appointment, you will be responsible for the cost of the trip fee charged by the vendor. So please contact the vendor in advance if you need to reschedule.

The costs associated with the elimination and control of household pests such as mice, fleas, roaches, and ants. If you would like to request recommendations or phone numbers for Pest Control companies, you may call our Repairs Department. However, if you notice carpenter ants or termites at any point, let us know immediately—these are wood-eating insects, and we will need to discuss treatment with the Property owner.

Alterations. If you wish to alter or make an addition to any part of the property you are renting (i.e., painting or installing a satellite dish), you must submit a written request to McEneaney Property Management. We will contact the Property owner who must approve your request.

Wall Mounted TVs. The Tenant(s) has permission to install one (1) wall-mounted TV in the home. It cannot be mounted on walls constructed of brick, stone, and/or wood. Upon moving out of the home, the Tenant must remove the TV, the wall bracket, and wires and have the holes repaired and the entire wall painted by a professional contractor. Any additional wall-mounted TVs in the home will have to be approved by the Property owner.

PERIODIC INSPECTIONS

Periodic Inspections are mandatory, and we perform them every 8-12 months or as seen fit to see if there is anything the Property owner may need to know about the property and to examine the general condition of the property to ensure it is well-maintained. Adequate notice will be provided (at least 24 hours) for scheduling. Inspections generally take 30 minutes to complete, and you do not need to be present while they are being conducted. If you have any pets, please make sure they are secured during the time of the inspection. If there is an alarm system for the property, you will need to disarm it on the day of the inspection. Should you have anything you would like to bring to our attention, please e-mail or call your assigned Tenant Support before the inspection date.



HOME MAINTENANCE

Tenant Obligations to Maintain the Property

PLEASE REPORT NEEDED REPAIRS PROMPTLY.

GENERAL MAINTENANCE

Air Conditioning

Change the filter every three months at the very least; check the filter once a month. Not only will changing the filter keep your unit functioning longer, but it could also cut down on the electric bill as the unit will not have to work as hard to cool and circulate the air. As tempting as it may be, do not turn the A/C below 70 degrees in extremely hot weather—A/C systems cannot handle drastic temperature changes (more than 15 degrees or so) and you can cause damage to the system if set too low.

Electrical

Be sure to locate the fuse box or circuit breaker box. Keep a working flashlight in a spot where everyone knows it can be found in case you lose power. If you need to replace a fuse, make sure the new fuse is appropriate in terms of amps.

If you have a circuit breaker and one trips to the OFF position, push it OFF before flipping it back to the ON position. Whenever something electrical does not work, first check the fuses or circuit breaker. If all the electricity goes out at once, call the electric company. If the electricity goes out on an entire floor but is elsewhere in the property, look for and try pushing the RESET button on the area outlets. The RESET button is usually found by the bathroom sink or in your breaker box. If a Ground Fault Indicator (GFI) outlet does not work, try pushing the RESET button on the outlet (usually near a sink), or pushing the RESET button on the other GFI outlets in the home.

Humidifier/Dehumidifier

Many homes do not have humidifiers or dehumidifiers, but if the property you are renting does, please ensure that it is being used appropriately. Speak with your Tenant Support if one or the other of these items is present to ensure proper usage.

Locks

Locks may not be changed nor may additional chains, bolts or hooks be added without the expressed permission of McEneaney Property Management. Once you receive permission, you will need to supply Property Management with copies of any new keys—a minimum of two copies of each key is required.

Smoke Detectors

Note the location of all smoke detectors when you move into the property and test them to make sure they are working properly. If they are not, let us know immediately and we will have the batteries or detector replaced, as needed. To prevent a smoke detector failure in an emergency, it is recommended that you change the battery every six (6) months. An easy way to remember to do this is to change the batteries when you change your clocks twice a year.

Fireplaces & Candles

If you use the fireplace during your tenancy, you will need to have it professionally cleaned before you move out (at your expense). Use caution with fireplaces, especially when there are young children or pets present. Always make sure the damper is open before starting a fire and ensure the screen is closed and secured, even after you put the fire out. Properly dispose of ashes.

Use candles with caution as well. Never leave them burning unattended, even if it is only for a few minutes. Do not place candles near anything flammable. Never place them near blinds or under shelves/cabinets (they may seem far away from you, but they can easily catch fire from the heat). Additionally, please take precautions to ensure that a hot match is never placed in a trash can or elsewhere where it can catch items on fire. To prevent this from happening, wet the match with water before disposing of it.

Firewood

If you have a fireplace and need to stack firewood outside, make sure the pile is at least eight feet away from the house. Never stack wood where it touches the house—termites that may be in the firewood can easily find their way to the house. Also, keep an eye out for termites in the garden beds if the beds have mulch or wood chips.

Carpets

During your tenancy, you are expected to keep the carpets clean. If there are stains, you should clean them immediately. If you notice several stains, you should have the carpet professionally cleaned. Leaving stains untreated can cause them to become permanent; and if the carpet is excessively stained or damaged when the Move-Out Inspection is done, you may be held responsible for its replacement. Take precautions when using harsh cleaners to remove stains—some of them contain bleach or other chemicals that may further damage the carpet.

Floors

Covering 80% of all wood floors with carpet and or area rugs, especially in high-traffic areas such as entryways, dining rooms, and kitchens is required per the Lease. To further prevent scratches, you can buy felt pads that adhere to the bottom of chairs, table legs, and sofas—all things that can leave 'big impressions'! Take special care with a damp mop when cleaning the floors and never oversaturate.

Light Fixtures

Always check the recommended wattage on the light fixture before putting in a new light bulb. Do not just look at the wattage of the bulb you are replacing—it may be incorrect. If you put in a higher-wattage bulb, it will burn out more quickly and the heat it produces may also cause damage to the ceiling, wall, or fixture. Most ceiling light fixtures take light bulbs with wattages of sixty or less.

Countertops & Shelves

Always place something in between a hot pan/pot/baking sheet/etc. and the kitchen countertop. You can use an oven mitt, cooling rack, or even a folded dish towel—anything to prevent the countertops from being scorched, scratched, and damaged. If there are granite countertops, do not use Windex or similar cleaners as they will gradually take off the sealant over time. Always use a cutting board when preparing food in the kitchen. Never cut directly on the countertop.

If you wish to use a shelf liner, please buy a removable shelf liner. Contact paper is extremely difficult to remove, and the cost of doing so will be deducted from your security deposit when you move out.

APPLIANCES

REPORT NEEDED REPAIRS PROMPTLY.

Disposals

NEVER use the disposal without running cold water. Some objects that should never go down the disposal include coffee grounds, eggshells, fruit pits, fruit and vegetable peels, pasta/rice, corn silks, and bones (i.e., food items that are stringy and/or hard). Do not risk potentially ruining the disposal by tossing just anything down it—if it seems like it might be harmful to the disposal, throw it in the trash can. Never dispose of grease or fat down the disposal or any other drain. It will harden, and clog the drain, and paying to get it fixed will be your responsibility. If the disposal is grinding and making loud, awful noises, there is something too hard that accidentally found its way down there (a piece of plastic, silverware, etc.). Make sure the disposal is OFF before you ever stick your hand in to remove an object. If the disposal stops working or is humming, try hitting the RESET button on the bottom of the disposal and then try turning it back on. If it is still not working, call us. Additionally, some disposals use the same pipeline as the dishwasher, and when either is in use, the other cannot be running.

Dishwasher

Always make sure to use the appropriate detergent for your dishwasher. Never use laundry liquid dish detergents. Rinse off all dishes before loading them in the dishwasher to prevent the drain from clogging. Never overload the dishwasher and clean the door and seals both inside and out to prevent mold and mildew from forming.

Washer & Dryer

Clean the lint trap in the dryer after every use. Failure to do so can lead to longer drying times for your clothes and can also be a fire hazard. Check the outside vent every couple of months to ensure it is clear of debris for adequate airflow. If the washer and dryer are in the basement, the vent may be near the ground outside; make sure it is not blocked by leaves/dirt/bird nests. Never overload the washer or dryer.

Refrigerators

Do your best to keep the refrigerator clean & spill-free. If something leaks or spills, clean it up immediately to avoid setting stains that can become difficult to remove. The refrigerator should be thoroughly cleaned every six (6) months. It is always a good idea to put an open box of baking soda in the fridge to absorb odors—they usually last for a month or so. Avoid breaking or bending any of the door bars, shelves, or drawers in the refrigerator or freezer. You will be responsible for replacing damaged parts.

Oven/Range

If you have a self-cleaning oven DO NOT use store-purchased oven cleaners; these will ruin the finish inside the oven. If the oven does not come on, make sure it is set on manual rather than time bake or set in a clean cycle. When using the oven-cleaning feature on self-cleaning ovens, always refer to the oven maintenance instructions before cleaning. Improper use could cause costly repairs and be at your expense.

BATHROOM MAINTENANCE

Mildew

Mildew IS preventable; and as such, you should take every measure to stop it from developing on the property. Most newer homes have exhaust fans in the bathrooms, and these should be turned on during and after every shower or bath. If there is no exhaust fan, open any windows in the bathroom and keep the shower curtain open to allow the humid air to escape. If there is no window access, leave the bathroom door open. If you do notice any mold, take care of it immediately—use a bathroom cleaner with mold & mildew remover anywhere the mold is present.

Tubs, Showers & Toilets

Whenever you take a shower or bath, make sure that the curtain is on the inside of the shower. If the shower has a door, be sure that it is completely closed to prevent water from escaping out and onto the floor. Do not flush anything down the toilet that will be hard to break up—facial tissues, paper towels, feminine products, and so forth. If the toilet is running continuously, make sure the flapper is down to ensure it is closing properly. Take care of it quickly otherwise, it could lead to a high-water bill. We work with some great, reliable plumbers and will contact them for you and bill you directly.

Caulking/Grouting

Per your Lease, maintaining the caulking is your responsibility as the Tenant, so take time to inspect the caulking upon your move-in. You want the caulking to be tight and gap-free to prevent water from seeping into areas that are hard to access and costly to repair (i.e., floors and ceilings). If the caulking or grouting needs repair and you cannot do it yourself, we will arrange for a contractor to meet you at the property. Clean the caulking & grout regularly to prevent mildew from growing.

Fiberglass

The most important thing to remember with fiberglass is that it needs to be cleaned regularly. If a stain is left for too long, it can easily become permanent, and you will be responsible for the cost of replacing the tub or shower. Make sure that the cleaner you use is safe for fiberglass—some cleansers are too strong and may remove the protective coating.

Exhaust Vents

Exhaust fans and vents need to be vacuumed and cleaned when you notice dirt build-up.

REPORT NEEDED REPAIRS PROMPTLY TO THE ASSISTANT PROPERTY MANAGER.



EXTERIOR HOME MAINTENANCE

Yard, Lawn & Garden Care

You are required to maintain, cut, and water the lawn, beds, and shrubbery of the property. This should be done regularly to prevent the lawn from deteriorating to a point that requires costly remediation. The lawn should be cut every 7 – 10 days during the growing season (March – November) and watered during dry spells. Do not place any large object on the lawn that prevents the grass from growing; such objects may include above-ground swimming pools, sandboxes, children’s play equipment, and dog houses. If you have a dog, please clean up after it regularly and keep an eye on it when it is outside to ensure that it is not digging or otherwise damaging the lawn, garden beds, or fence. If you do not wish to do the yard work required for the property, we can recommend some companies that can do it for you. Be advised that the cost of any contract or service will be your responsibility.

Stairwells & Window Wells

Outside stairwells equipped with drains must be kept free of leaves & debris to prevent clogging which can cause water to seep under the door into the basement. Remove any accumulated debris from the stairwells, floor drains, and window wells. Check these monthly, especially during the rainy season in the spring and summer.

Gutters

Make sure that the gutters are clean and clear of leaves, branches, and other debris. Gutters need to be cleaned twice a year; but if you live in a wooded area or have large trees near the property, you may need to clean them more often. Do not assume that if you do not live near trees the gutters do not need to be cleaned. If you notice water spilling over the gutters instead of coming out through the downspout, it is time to clean them out. Gutters are essential to the protection of the home because they keep water away from the foundation. If they are not functioning properly, water can leak in, causing major damage to the floors, walls, and ceilings. If you plan on cleaning the gutters yourself, use caution. Never climb a ladder without another person present to steady the ladder at the bottom and stay away from power lines. And if at any point you feel like you may be in over your head, do not risk your safety for the sake of saving a few dollars—call a professional! **Several contractors can clean the gutters for you at a reasonable cost, and we would be happy to recommend someone to you.**

Septic System

Chances are that your house does not have a septic tank. In the off chance that it does, however, we have included a few rules of thumb to ensure it is properly maintained. Septic tanks need to be pumped out every four or five years when they are used correctly; so, if the property has one, follow these simple suggestions to prevent issues from “surfacing”. Never flush feminine products, facial tissues, paper towels, cigarette butts, coffee grounds, etc. down the toilet. You also want to take measures to ensure that harsh chemicals such as varnish, paint thinner, gasoline, and some cleaning items do not find their way in the septic tank. They can kill beneficial bacteria that break down solids, and the harsh chemicals can also be a danger to groundwater. Also, make sure you know the location of the septic tank and never drive or place heavy objects over or near the septic or drain field.

REPORTING REPAIRS

Even if you follow every maintenance guideline we have given you, there can be unforeseeable factors that lead to an issue requiring a repair. The following information will help you when you need to contact Property Management in the event of either an emergency or a routine maintenance situation.

REPORT NEEDED REPAIRS PROMPTLY.

ROUTINE REPAIR & MAINTENANCE

Please report all repair and maintenance requests to your assigned Assistant Property Manager. You can also access your online Tenant Portal to submit a maintenance request. Email is another convenient way to contact us regarding maintenance issues, you can detail the problem as you see it. That way we do not miss anything and can pass along notice to the Property owner and contractors exactly as you report it. Report all problems as soon as they occur—do not wait for them to accumulate or escalate into emergencies. All water issues are especially time sensitive.

Please note that we do not have maintenance employees. All work is sent to independent contractors, and we do not dictate their schedules. You will need to work directly with the contractor to schedule an appointment. Please be patient. If maintenance requests are reported during normal business hours, work orders are submitted to the contractor on the same day. If a contractor has not contacted you within a reasonable amount of time (24 hours or so, from the time you reported the problem) to schedule an appointment, please call them directly.

All repairs need to be approved and scheduled through Property Management. The only exception to this is in case of an emergency that could result in severe damage, and you are unable to contact property management. If you pay for an authorized repair that is not your responsibility under your Lease, please submit the bill to us and we will send you a reimbursement check. Unauthorized repairs will not be reimbursed. You are never authorized to deduct maintenance/repair costs from your rent.

We, McEneaney Property Management, do not own the property that you are renting. We are only authorized by the Property owner to order minor repairs. On major repairs, we must get approval from the Property owner, many of whom live overseas and may take additional time to respond. Your patience and understanding are appreciated, as larger more costly items are usually the hardest to do without (they typically include air-conditioning units, hot water heaters, and appliances). We will make every effort to resolve these types of issues as quickly as possible.

For **Montgomery County, MD** residents: Please visit this link to see the Radon Testing and Mitigation information for rental properties: <https://www.montgomerycountymd.gov/DHCA/landlords/Radon.html>

MAINTENANCE AND REPAIRS EMERGENCY CONTACT: 703.537.3332



EMERGENCY WATER LEAKS

You are the Property owner's first responder to any emergencies that may occur at the property, and your quick action can help alleviate unnecessary inconveniences and expenses. Water leaks can be very serious if not dealt with quickly and accurately. In an emergency, contact your Tenant Support. If our office is closed, call our emergency number (703.537.3332), and an on-call team member will guide you through the steps to determine the type of leak and the appropriate action to take.

There are two kinds of water leaks:

1. A leak that originates from inside the home. These leaks consist of leaking water heaters, broken pipes, leaking faucets, or toilets etc.
2. A leak that originates from outside the home. These leaks include a roof issue or a flooded basement.

If you are experiencing a water leak, remember your A.B.C.'s:

Assess the situation to determine where the leak originates.

Be quick to stop the leak by turning off the water shut-off valve or main water shut-off valve.

Catch & clean up the water.

If you cannot find the water shut-off valve or if the leak originates from the outside, place a trashcan or bucket under the leak to catch the water to prevent additional damage. If it is a leak coming in through the ceiling and you have a bucket or trash can in place, you may need to use a thin, sharp object to poke a small hole in the center of where the water is forming on the ceiling. This will allow gravity to drain the water out of the hole and into the bucket—otherwise, it may spread across the ceiling and cause more damage.

Remember: Many times, roof, window, and basement leaks are the result of clogged gutters & drains. See the section on gutters under the Maintenance tab to make sure this does not happen to you!

While waiting for help, try and contain the leak. It is critical that you immediately start drying the affected area. Use towels and/or a shop vacuum to soak up as much water as possible. This is especially important if the carpet has gotten wet because the padding acts as a sponge and can ruin the carpet (and start to smell) if not dealt with quickly and properly.

If you do find yourself in the unfortunate event of serious flooding and the flooring and carpet are saturated, we will have to contact a professional to help with clean-up and repair. The Property owner will need to be notified.

Remember anytime there is a water leak you should contact us immediately.



WOOD FLOOR CARE

To prevent scratches on wood flooring, place mats and throw rugs at doorways to help protect floors from dirt & grit. Place felt pads under furniture legs and vacuum/dust your wood floor regularly. Do not drag furniture across wood flooring.

Never use harsh chemicals, floor/tile cleaner, or self-polishing acrylic waxes on wood floors. Such waxes can cause wood to become slippery and dull, which in turn could cause the wood to need refinishing.

CLEANING:

Dust mop or vacuum regularly at least once a week. If needed you can use a dampened (near-dry) mop to maintain a wood floor; however, excessive moisture will cause damage. Standing water can dull the finish, damage the wood, and leave a discoloring residue. If water spills on a wood floor, immediately wipe it up with a clean cloth.

DO's:

- ✓ Wipe up spills immediately.
- ✓ Use interior and exterior doormats at entrances to collect dirt and moisture to prevent debris from being tracked onto the wood flooring.
- ✓ Place area rugs at kitchen & bathroom sinks where hardwood flooring is present.
- ✓ Place area runners and area rugs (with slip-resistant backings) along high-traffic areas.
- ✓ Keep nails trimmed on household pets to prevent scratching, especially large dogs.
- ✓ Protect floors from direct sunlight.

DON'Ts:

- X Use any of the following products to clean your hardwood floors: ammonia-base cleaners, acrylic finishes, wax-based products, detergents, bleaches, polishes or oil soaps, or abrasive cleaning soaps.
- X Allow water to stand on your floor for any length of time- wipe all spills up immediately.
- X Do not walk across the floor in heel taps, spike heels, or any sharp object protruding from the shoe.
- X Allow the furniture to rest on the floor on small metal or wood tips.
- X Use rubber, foam back, or plastic mats. They can trap moisture and discolor the wood flooring.
- X Use vacuums with beater bars or hard heads while cleaning the wood flooring.

WINTERIZING YOUR HOME

IMPORTANT INFORMATION !!



In the fall, before the wintry weather truly sets in, you will need to drain the outside faucets. If there is an exterior pipe that can be turned off from the inside and drained it should be done before mid to late October. If you have an exterior hose faucet, it will have a cut-off valve located in one of the following places: directly behind it inside the house, on a water line, or by the water heater. Turn the inside valve clockwise to shut off the outside water supply. Next, go outside and remove any hoses attached to the faucet. Turn the faucet counterclockwise (open/on) and leave open. This will drain the water completely out of the pipe. If draining water does not stop quickly, chances are you have not correctly turned off the interior water valve to that faucet. Double-check the inside valve and try again.

Draining the outside faucets helps to insure against frozen pipes, which can quickly become burst pipes that cause severe flood damage. Take time to locate the main water supply valve in the home. If an emergency arises this winter, you will be able to quickly turn off the water at the source rather than frantically searching for the correct cut-off valve. **If you do find yourself with frozen pipes, call us immediately.** This constitutes an emergency. If pipes freeze and burst due to negligence, you will be responsible for repairing the broken pipe(s) as well as any additional repair costs.

If the kitchen or bath is located on an outside wall, you can take a few small steps to prevent a pipe from becoming too cold and bursting. In the kitchen, you can open the cabinet doors to let heat inside. If you think the pipes may be frozen, try using a hair dryer to blow warm air over the area.

If you go on vacation for any period during the winter season, be sure to leave the heat on and set the temperature for a minimum of 60 – 65 °F. Leave one water faucet slightly on & dripping to keep water moving while you are gone.

MOVING OUT

Lease Renewal & Termination

If you wish to renew your lease, we will work with you and the Property owner to determine how long the lease will continue and at what monthly rental rate. The renewal process begins well before the 60-day notice period required by the Property owner; if you know what your intentions are before that time, we encourage you to let us know so we can complete the process in advance. If you are offered a renewal by the Property owner and you choose not to accept it, please notify us in writing as soon as possible of your intentions. If you do not sign the Addendum to the Lease that is sent to you, your lease will terminate as specified in the lease and a letter will be sent to you 60 days before your lease expires notifying you of your lease termination.

Note: Procedures vary from state to state. Refer to your Lease for your specific terms.

You will receive a letter/email from us on or before the 60-day mark—it may be a renewal offer, a notice of lease termination, or a letter informing you that your lease will continue in a month-to-month status. Property owners generally want a lease for a specific amount of time, so month-to-month leases are the exception rather than the rule when it comes to lease renewals.

If you are in a roommate situation and one or more of you wish to renew and someone will be leaving, we need to work with you on this process. The Tenants who wish to stay will need to look for replacements for those leaving, and any prospects must fill out the McEneaney Rental Application form. You can find our application on our website. There is a \$50.00 application processing fee per adult that will need to be paid with the submitted application. If the applicants are approved, we will complete the necessary documents to record the Tenants moving out and the new Tenants moving in. The fee for Tenant replacement at the end of a lease and during the renewal process is \$200.00 and must be paid by the first month of the new lease start date. We do not refund partial security deposits, so any security deposit monies expected when there is a partial move-out will need to be handled among the Tenants. McEneaney Property Management only processes the security deposit held in escrow after there is a full move-out and the lease has been terminated.

For all Tenant changes during a lease outside of the lease renewal process, a fee of \$400.00 will be charged and must be paid before the new Tenant moves in. The same process as above would apply.



EARLY TERMINATION OF OCCUPANCY

We understand that circumstances may arise that require you to vacate before your Lease termination date. **If you need to vacate early, contact your property manager to discuss your options as well as your obligations.** You will be responsible for the property, paying rent, utilities, etc. until either: a new Tenant moves in OR until the original lease termination date. You will be responsible for a lease termination fee of one (1) month's rent. It is up to your Property Owner to approve an early lease termination request.

Different terms apply if:

You are a member of the United States Armed Forces or are on full-time duty or technician status with the National Guard and are transferred at least thirty-five miles away for more than 90 days. In these cases, which fall under the Servicemembers Civil Relief Act of 2003 ("SCRA"), you must provide us with a copy of your transfer letter or orders not less than 30 days before you plan to terminate your lease. Refer to your Lease for more information. There is no fee for terminating your lease under these conditions.

Note

Leases vary from state to state. You will need to refer to your Lease for your specific terms.

VACATING PROCEDURES

When you send in your written notice via email or hard copy mail stating your intent to vacate, we will send you a letter confirming receipt of your notice. Also, you will receive a document that details what you need to do to prepare the property before you vacate. Your Move-In Inspection is also useful in preparing the property for your move-out (and the Move-Out Inspection). Remember that any discrepancies—and repairs needed to remedy them—between the Move-In and Move-Out Inspections are your responsibility. You will need to contact the Property Manager to schedule your Move-Out Inspection.

Refer to your Lease for a complete list of items that need to be taken care of before the Move-Out Inspection. The furniture needs to be removed and the entire property needs to be thoroughly cleaned—this means walls, windows, appliances, cabinets, showers, sinks, light fixtures, etc. Carpets need to be professionally shampooed and cleaned. If pets have been present, you must have the premises professionally treated for fleas and ticks. For all professional work, you must provide receipts to McEneaney Property Management for the completed work. If you do not get the carpets professionally cleaned the cost of doing so will be deducted from your security deposit. All wall-mounted TVs must be removed (including wall brackets and wires) the holes must be repaired, and the entire wall painted by a professional contractor and provide a paid receipt for the repairs at the Move-Out inspection.

Utilities

The utilities must be kept on, in your name until the last day of your lease. Even if you move out several months or days before your lease end date, you are responsible for the payment of utilities until the new Tenants have moved in. Your security deposit will not be refunded until a final water bill has been paid in full and you have provided a receipt or copy of the paid bill to McEneaney Property Management.

Tenant Portal

After your last month's rent is paid, be sure to log into your Tenant Portal to deactivate the monthly rent withdrawal. Contact Kiana Williams at 703-537-3351 if assistance is needed.

Keys and Remotes

You must turn in all keys and remotes at the Move-Out Inspection or return them to the Property Management office immediately upon vacating. You will be charged rent for each day the keys are in your possession past your lease expiration date. If for any reason the keys are not returned, the cost of changing the locks on the property will be your responsibility.

Return of Security Deposit

Per the terms of your Lease, your security deposit will be returned within 45 days after the lease terminates and you have vacated the premises. The receipt of proof that the final water bill has been paid and any other professional cleaning receipts required must be turned in promptly to help this process along. If any repairs need to be made and are found to be your responsibility, they will be deducted from your security deposit. You will receive a Final Tenant Statement that details any deductions made from your security deposit. Contact your Property Manager regarding any questions or concerns.

Please Note: The security deposit cannot be returned to you until after the Property Manager has reviewed the Move-Out inspection and any necessary repairs/replacements with the Property owner, who then determines what, if anything, will be charged to the Tenant. These are the decisions made by the Property owner and carried out by Property Management.

Thank You!

We wish you a smooth and happy tenancy.

Please do not hesitate to contact us with questions, comments, or concerns.

Enjoy your home!

Additional Property Documents & Information

- Additional DC documents
- Additional Maryland documents
- Condo Association
- HOA
- Special Instructions
- (etc.)

