Monthly rent payments must be submitted electronically through our website at [www.leewardland.com](http://www.leewardland.com) by logging into your resident account. Rent is due on the 1st day of each month and is considered late and subject to late fees after the 3rd calendar day of each month.

For maintenance requests, call Terry or Suzanne at Leeward Land Homes, Inc. at (352) 325-3025. NOTE: This phone number cannot accept text messages. Email requests may be sent to repairs@leewardland.com or you may access our website at [www.leewardland.com](http://www.leewardland.com) and submit requests through your resident account.

Utilities contact information (NOTE: utilities will be scheduled for shut-off by landlord if not transferred to tenant name within 3 business days of lease commencement); the Hernando County Utilities Department Service Application, which must be submitted along with your lease in order to transfer service, may be found on our website at [www.leewardland.com](http://www.leewardland.com):

 Hernando County Utilities Department 352-754-4037

 (www.co.hernando.fl.us/utils)

 Withlacoochee River Electric Cooperative 352-596-4000

 (www.wrec.net)

Kindly remember, painting of premises is strictly prohibited and smoking and vaping are not permitted inside the home. Fees will be assessed if these restrictions are violated.

Care of laminate/wood flooring: excessive water may damage laminate/wood flooring, so please be sure to wipe up any spills promptly. Cleaning the surface does not require any special cleaners, a lightly damp mop will usually work unless the surface is heavily soiled. If using cleaning agents, be sure to rinse the mop thoroughly and finish the cleaning with the lightly damp mop only. No water streaks should remain on the floor when finished.

To help reduce mold/mildew issues in the bathroom, please either use the fan or open the bathroom window (if applicable) while showering and allow the fan to run or keep the window open for 15-30 minutes after shower is completed. NOTE: If there is no window, please use the fan. Keeping the bathroom door open to the rest of the house will not suffice.

Annual pest control treatment is paid by the landlord to discourage pest infestations. Please help discourage pests by properly storing food in air-tight containers, removing indoor trash regularly, cleaning up food debris from counters, floors and dishes, and running the garbage disposal regularly. If you suspect a pest infestation, please contact us immediately to discuss steps to take.

FOR HOMES WITH A SEPTIC SYSTEM: Please ensure that NOTHING is flushed down the toilets except toilet paper (not even flushable wipes that indicate they are septic-safe). Excessive paper and/or grease may cause problems with the septic system, possibly requiring pump-out service. The drainfield location is detailed in the Home Information Sheet specific to your property address, and please avoid parking on the grass in that area to prevent damage. Should you notice slow drainage in the shower or sink, please contact us in case service is required.

Your assigned watering day is detailed in the Home Information Sheet specific to your property address and the permissible times for watering are before 8am or after 6pm (please independently confirm that this information is still correct).

School information is detailed in the Home Information Sheet specific to your property address (please independently confirm that this information is still correct).

A/C air filter reminder: please check your air filters at least every three months and replace as needed. Any A/C service calls resulting from dirty filters or lack of filters will be charged to the tenant. The number and location of air returns and filter sizes are detailed in the Home Information Sheet specific to your property address.

The water shutoff location is detailed in the Home Information Sheet specific to your property address.

The fusebox location is detailed in the Home Information Sheet specific to your property address.

Nothing may be permanently attached to the roof or siding of the house, such as a satellite dish. Any such equipment must be mounted on a pole in the yard.

Leeward Land Homes mailing address for any written correspondence: P.O. Box 6994, Spring Hill, FL 34611-6994. Phone number: (352) 325-3025.