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Pet Policy

It is at the digression of the property owner whether to consider pets. Homeowner associations my also impose restrictions. Specific breeds of dogs are generally not permitted due to insurance restrictions.

Where pets are acceptable a specific pet deposit of \$500.00 per dog and \$300.00 per cat is held. Additionally when considered, every opportunity to personally observe the pet, and inspect current conditions relative to upkeep of the pet is made. Violations pertinent to HOA rules, general upkeep, and consideration of neighbors, are a material violation of lease terms and cannot be tolerated.

Maintenance Request

To better track, dispatch and prioritize maintenance requests, we request that **non-emergency** maintenance requests be submitted in writing via e-mail. Please send all requests to Yattard@cox.net.

Emergency Contact

For any maintenance emergencies during normal business hours, please call the office at: 858.748.1435

For **after hours maintenance emergencies**, please call 619.840.0507. Please do not e-mail any maintenance emergencies.

Moving Out

It is specifically required that the home be left in the condition it was received. Conditions at inception of the lease date are noted in walk through documents. Condition includes cleanliness. All keys garage door openers etc. are to be returned. A thorough walk through and documentation prior to occupancy mitigates problems at termination of tenancy.

Any exception to conditions is noted to vacating tenant with an opportunity to remediate; otherwise Attard Property Management will remediate conditions at the expense of the tenant.

Attard Property Management takes pride in maintaining an amicable relationship through the term of the rental agreement. This relationship is generated first by identification of quality tenants, then consistent communication and follow through. As a family owned and managed company both owners and tenants develop a one on one relationship with the managing team. We have been highly successful in maintaining an

amicable, respectful relationship from inception to termination of our lease agreements.

Specific rules relative to notice of termination by tenant and owner are observed as well as applicable return of deposit. Termination of tenancy is as formal a process as inception. We are highly successful in the transition process to the benefit of the property owner.

San Diego County Utility Contacts

CITY	CABLE	GAS AND ELECTRIC	TRASH	WATER AND SEWER
Carlsbad web.carlsbadca.gov/	866-863-4856 Time Warner 866-961-0027 Cox	800-477-7343 SDG&E	760-929-9400 Waste Mgmt 800-444-4244 Clean Harbors	760-753-6466 Olivenhain Municipal 760-438-2722 Carlsbad Municipal
Escondido www.escondido.org	866-863-4856 Time Warner 866-961-0027 Cox	800-477-7343 SDG&E	760-744-2700 EDDCO 760-745-3203 Escondido Disposal, Inc.	760-839-4682 City of Escondido
Mira Mesa http://www.sandiego.gov/planning/community/profiles/miramesa/	866-863-4856 Time Warner 866-961-0027 Cox	800-477-7343 SDG&E	858-492-5060 San Diego Refuse	619-515-3500 City of San Diego
Oceanside https://www.ci.oceanside.ca.us	866-863-4856 Time Warner 866-961-0027 Cox	800-477-7343 SDG&E	760-439-2824 City of Oceanside	760-435-5800 City of Oceanside
Poway www.Poway.org	866-863-4856 Time Warner 866-961-0027 Cox	800-477-7343 SDG&E	858-748-7769 EDCO Disposal	858-668-4401 City of Poway
Rancho Bernardo http://www.sandiego.gov/planning/community/profiles/ranchobernardo/	866-863-4856 Time Warner 866-961-0027 Cox	800-477-7343 SDG&E	800-596-7444 Waste Mgmt 858-492-5060 San Diego Refuse	619-515-3500 City of San Diego
Rancho Peñasquitos http://www.sandiego.gov/planning/community/profiles/ranchopenasquitos/	866-863-4856 Time Warner 866-961-0027 Cox	800-477-7343 SDG&E	858-492-5060 San Diego Refuse	619-515-3500 City of San Diego
Scripps Ranch ranchwww.scrippsranh.org	866-863-4856 Time Warner	800-477-7343 SDG&E	619-287-7555 EDCO Disposal	619-515-3500 City of San Diego