

# JGA PROPERTY GROUP

## RENTAL UNIT ACCESS DIRECTIVE

*EACH Tenant Must Complete a Separate Form*

**In the event of the death of the Tenant(s) who executed the lease for the property address listed below (the "Rental"), JGA Property Group and its agents ("JGA") require direction as to who may access the Rental. This directive serves as a limited power of attorney granting JGA authority to enter, and to allow JGA to grant access to your designated party to enter, the Rental following your death. If the property is rented by more than one individual, the surviving tenant will be responsible for granting access to the property on behalf of the deceased co-tenant and this directive shall not apply. This directive shall only apply in the event that all tenant lease signatories are deceased. It is your responsibility to update this directive as necessary. If either tenant gives a key to a third party JGA shall not be responsible for property removal.**

1. **Property Access:** Upon your death, you authorize JGA to access and to grant access to the Rental to the person listed below. You understand and agree that the purpose of this access is to remove your personal property from the Rental and you release and indemnify JGA from any and all liability that may result from such removal. Please name the person who you designate to access the rental property unit below:
  - i. Name: \_\_\_\_\_ Mailing Address: \_\_\_\_\_
  - ii. Phone Number: \_\_\_\_\_
  - iii. Email: \_\_\_\_\_
2. **Security Deposit:** Upon your death, you authorize JGA to issue and return your security deposit, less any deductions, to the following person. If you are a co-tenant, the Security Deposit shall not be returned until the co-tenancy is terminated or a replacement co-tenant assumes your responsibility. You understand and agree that upon payment of the security deposit, JGA is released from any and all liability in the payment of the security deposit. Please name the person who you designate to receive your security deposit below:
  - i. Name: \_\_\_\_\_ Mailing Address: \_\_\_\_\_
  - ii. Phone Number: \_\_\_\_\_
  - iii. Email: \_\_\_\_\_
3. **Loss of Property and Security Deposit:** JGA Property Group will make **two (2)** attempts to contact your designated representative(s) at the phone number and email address you supply to us. We will also send notice via U.S. mail informing the representative of your death at the above address. If we do not get a response within thirty (30) days from the date of our first contact attempt, your personal property and the security deposit are deemed forfeit and become the property of JGA. It is your responsibility to insure that the contact information is current and up-to-date in our records. You are also responsible to notify your designated representative to inform him/her of his/her obligation to contact our offices.

### Tenant

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

### Witness

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

**This document is offered for informational purposes only. It is not intended as legal advice. Consult an attorney for the laws in your jurisdiction.**

### Witness

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

**Property Address:** \_\_\_\_\_

**Unit:** \_\_\_\_\_

**City/State/Zip:** \_\_\_\_\_

**Mailing Address:** Property Company • \_\_\_\_\_ • City, State Zip ▪ **Phone:** (XXX) XXX-XXXX