

MODEL RULE

Add Site Rule for Right to Remove Property

If a deceased resident's representative requests that you store belongings until she can collect them, but your lease doesn't contain language about removal and storage, you may need to add a site rule. Your site rule should state that, upon the representative's request, you can remove and store a deceased resident's belongings after a certain number of days (set by state law) following the resident's death, but that you're entitled to charge the representative for removal and storage.

RIGHT TO REMOVE PROPERTY

Upon request from the representative of the deceased resident, Site Owner is authorized to remove and store any property belonging to a deceased resident that remains in the unit for *[insert # of days allowed by state law]* days after the resident's death. Site Owner is also authorized to charge the representative for removal and storage of decedent's property. The initial costs of removal and storage will be deducted from the security deposit. However, the representative is responsible for paying any balance outstanding for removal and storage not covered by the security deposit.