

Dwelling Policies

General: We strive to give you the best place to live that we know how. To help in this effort we have established some general rules you should respect regarding your neighbors. If you see that one of the rules is violated, please let the violator know first. If they fail to correct the problem, let the property manager know.

Quiet Hours: During the deep night hours from 10 PM to 6 A.M please refrain from loud noise like music or loud laughing or talking.

Loud noises and parties. There shall be no loud noises or parties that may disturb other tenants or neighbors. Infrequent parties will be allowed with the express notification of the other tenants and/or neighbors. All other policies continue to apply.

Parking: According to city ordinances, park only in the driveways or on the curb. Do not park on the grass nor block other tenants or neighbors driveways. If your vehicle has an alarm that can be set off by CB radio, aircraft radio, loud noises or bodily contact please give someone else in the local area a means of silencing the device if you will not be present.
Inoperable or unregistered vehicles will be towed.

Fire Safety: We have provided smoke alarms and fire extinguishers in every unit. We are inspecting these items every 2 months on a regular schedule. If you discharge your fire extinguisher and need a replacement, please let us know and one will be provided. Under NO circumstances may a grill be used or stored on a porch or deck. Use of grills MUST be limited to at least 10 feet from any building. For insurance reasons - if the management sees a grill on a deck or porch, it must be confiscated.

Pests: You are expected to keep your premises in a sanitary condition to prevent roaches and vermin. If we discover you don't properly clean up charges will be passed on to you. If you discover pests or vermin please let the property manager know. She will contact the pest control company. We do not spray routinely because of environmental and health concerns. Instead, we wait until a problem occurs, then take care of the specific need (e.g., ants, roaches, mice).

Dangerous Pets: Be advised that we do not allow pets that cause harm to people. Dangerous pets that are expressly prohibited are venomous species of any snakes or spiders; dogs who, unprovoked, may have bitten humans or shown aggressive tendencies in the past; specific breeds prohibited are pit bull, rottweiler or chow. All dogs will have to be insured against liability with gr8-properties listed as an additional insured. Should the insurance lapse, the lease will be in violation and must be cured within 14 days, or it will be voided. For more information, please refer to our Pet Policy.

Insurance: Be advised that we carry the required landlord's insurance policy on our property we would strongly recommend that you secure a renter's policy to cover your personal belongings. A landlord's policy does NOT protect a tenant's belongings.

Maintenance Problems: We inspect for safety (e.g., smoke alarms) and routine maintenance (e.g., AC filters, leaking faucets) on a regular bi-monthly schedule. If any maintenance problems arise, please notify the property manager immediately.

NOTE ***If you have a life-threatening emergency, please call 911 first, then notify the property manager after the emergency is dealt with.***

Examples of Extreme Emergencies - call any time of day/night - severe water leaks and/or flooding, anything that could cause a fire, an exterior door that isn't secure, NOTE: If you have a water problem, please shut it off at the source as soon as you discover it. Substantial damage can result if you don't do this.

Examples of situations we will take care of right away are: no air conditioning when the temperature is over 85 degrees, no heat when the temperature is under 45 degrees, a non-working toilet or shower when no other is available in the unit,

Examples of urgent situations that we will repair the next working day if at all possible: heat or AC out when the temperature is mild, a non-working refrigerator or water heater.

Examples of routine maintenance, that will be dealt with within a few days: non-working freezer, broken window glass, slowly running toilet or faucet, electrical outlet out, non-working dishwasher, new weather-stripping around exterior doors.

Lockouts: Should a lock out occur you will need to contact us immediately regarding a replacement key or being let back in. Replacement keys will be \$50 a piece.

Absences: If you are going to be away from the property for more than five days please let the property manager know so we can look out for your unit.

Respect of others - You are expected to be considerate of and respect the rights of other tenants and neighbors and they are expected to do likewise.

I have read the above and agree to abide by the intent of these statements:

Name / Signed _____ Date: _____

Name / Signed _____ Date: _____