

Lease Agreement Highlights

Rent

Rent is due on the 1st of every month and is considered late after the 5th, with a fee equivalent to 10% of your base rental amount or outstanding balance (whichever is the lesser). You can pay online through the Resident Portal, or on the Rent Café phone app.

Notice to Vacate

A 60-day written notice to vacate is always required, whether you are breaking your lease early or fulfilling the lease completely. An early termination incurs the following fees:

- 60-Day Notice – 1x fee of your base rent
- 30-Day Notice – 2x fee of your base rent
- <30-Day Notice – 3x fee of your base rent

Utilities

Water / Sewer charges are billed monthly, in arrears, through our billing partner, Conservice, and a \$25.00 flat valet trash fee is charged each month. All are payable to the office with your monthly rent. Any residents that fail to turn power into their name will be charged a billing fee in addition to actual cost for utilities billed to the property. The charges are on a tier basis: \$50 for the first offense, \$75 the second offense and \$100 third offense for those that are found with power not in their name.

Trash

Please follow the guidelines provided to you for Trash Fairies. If you are found to be in violation, there will be a \$25.00 fee per offense billed to your account.

Maintenance

Routine maintenance hours are 8-5 Monday thru Friday. Emergency maintenance is available 24/7. Just call our maintenance emergency number at 866-203-9666 and our call center will dispatch a maintenance tech. Please refer to the Maintenance Emergency flyer to help distinguish what is considered an emergency. A maintenance request is permission for our maintenance staff to enter your apartment.

Key Fob

Each leaseholder will be provided one (1) key fob. Any additional key fobs requested will be a \$75 charge (per item). Lost, damaged or failure to return your key fob at move out will result in a \$75 (per item) charge on the account.

Parking

Our parking policy is first come first serve; our policy is strictly enforced, and violators *will* be towed. Your parking sticker must be always visible on your vehicle. Lost or damaged parking decals will result in a \$25 charge (per item). Shanks Towing is contracted to monitor our lots to ensure compliance. Please review Parking Policies before utilizing the parking areas. **U-Hauls and Moving Trucks must parked behind the building at all times. Please ask the leasing office for further instructions**

Lock Out Policy

During office hours, we are more than happy to unlock your door for you. After the leasing office closes, please call a locksmith at the resident's expense.

On-site Apartment Transfers

You may transfer to a different floor plan with a \$0.00 account balance after six months of residency and an apartment inspection. We charge a standard transfer fee of \$500.00 if transferring at the end of your lease and \$1,000.00 if transferring in the middle.

Pets

We strictly enforce our pet policies, which include requiring residents to keep dogs on a leash at all times, clean up pet waste, and maintain responsibility for pet damage. If you are found not picking up after your pet, there is a \$50.00 fee per offense billed to your account. No pets allowed in Courtyard / amenity area; violators will incur a \$200.00 fee.

No Smoking

South Falls Apartments is a non-smoking community. Please refer to your **No Smoking Addendum** for any questions regarding this policy.

Concrete Walls

South Falls Tower units may include prefabricated concrete walls. We ask that residents refrain from hanging any items on these walls as it may cause permanent damage that is unable to be repaired. Items may include but are not limited to nails, screws, command strips, and other sticky / permanent adhesives and accessories. Hanging items may result in fees at move out.

Acknowledgement:

By signing this document, I agree that _____ reviewed these Lease Agreement Highlights with me on _____.

X _____ X _____ X _____

X _____