



Lease Agreement Highlights

Rent

Rent is due on the 1st of every month and is considered late after the 5th, with a \$150.00 late fee applied on the 6th. You can pay in person or online. Once the late fee is applied only certified funds will be accepted.

Nonsmoking Community

Proximity is a 100% smoke free community to where no smoking is allowed anywhere on the property. If you wish to smoke, please go out to the sidewalk on Proximity Drive. If you are caught smoking on the property a \$100 fine will be assessed. If you are caught smoking inside your unit or patio a \$500 fine will be assessed.

Notice to Vacate

A 60-day written notice to vacate is always required for fulfilling the lease completely.

Utilities

Water / Sewer charges are billed monthly, in arrears, through our AUM billing partner. You are responsible for electric through the appropriate supplier.

Maintenance

Routine maintenance hours are 8-5 Monday thru Friday. Emergency maintenance is available 24/7. Just call 843-277-8937 and our call center will dispatch a maintenance tech. A maintenance request is permission for our maintenance staff to enter your apartment.

Parking

Our parking policy is strictly enforced and violators *will* be towed. Your vehicle registration tag *must* be up to date on your vehicle at all times. Visitors are held to the same standards as the residents & ask that they park by the pool area to allow residents to park in front of their home.

On-site Apartment Transfers

You may transfer to a different floor plan with a \$0.00 account balance after six months of residency, no violations and an apartment inspection. We charge a standard transfer fee of \$500.00.

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. PETS MUST BE APPROVED BY MANAGEMENT & ALL FEES PAID BEFORE BRING THE PET ON-SITE. ANY RESIDENT FOUND TO HAVE AN UNAUTHORIZED PET OR IS IN VIOLATION OF THE ANIMAL ADDENDUM, WILL BE ASSESSED A PENALTY FEE OF \$300.00, IN ADDITION TO ANY REQUIRED PET FEES.

Courtesy Officer

An on-site courtesy officer is available 24/7 to respond to general concerns, disturbances, or suspicions. Call our regular office number after hours and our call center will dispatch him. Always call 911 in the event of an emergency.