



Frequently Asked Questions

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What is the public wifi password?

The network is Beckett Farms. The password is farms1111.

Wi-Fi can be accessed in the clubhouse, fitness center, and pool.

Does the office accept packages?

We do not. We have Parcel Pending, which is a charge of \$6.00 per month.

Are any utilities included with rent?

Utilities are not included. Beckett Farms will email your total balance, including water/sewer charges and any applicable fees (trash, pet rent, etc.), on the first of the month.

Water/sewer is conveniently sub-metered and managed by a company called ConService. You will receive your water usage statement by email from ConService monthly. This balance will be paid to Beckett Farms directly with your rent (not to ConService).

Beckett Farms is partnered with Valet Living to provide door-to-door trash collection. Valet Living is billed with rent in the amount of \$25/month.

Electricity is metered by and paid to York Electric, who can be contacted at 803-548-4244 or www.yorkelectric.net. Your electricity account must be active by your move-in date and throughout your residency.

When should I expect Valet Living to complete their collection?

Valet Living completes door-to-door pick-up Sunday-Thursday. We recommend that trash be placed outside in the Valet Living container by 7 PM to ensure collection.

When is rent due?

Rent is due on the 1st of every month. Rent is considered late after the 5th of every month. Partial payments are not accepted.

What happens if my rent is late?

A late fee equal to \$150 will be charged at the close of business on the 5th of every month. Once rent is late, payment will only be accepted in a certified cashier's check or money order(s) and only for the full amount. Partial payments are not accepted.



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What happens if my rent is later than the 11th of the month?

Court filing takes place on the 11th of every month. This is the first step in the eviction process. The filing fee is \$105. The full balance, including court filing fees, is due no later than the 25th of the month in a certified cashier's check or money order(s) only. If paid after the 25th, the following month's rent is due upfront at the same time. We may reserve the right to no longer accept your payment. Partial payments are not accepted.

Why do I need renter's insurance?

You must maintain an active renter's insurance policy with at least \$100,000 in personal liability coverage. Additionally, the following must be listed as "additional interest" on your policy:

Insurance Tracking

PO Box 100513

Florence, SC 29502

Renter's insurance not only covers the possibility of unexpected financial burdens for damage due to fire, smoke, or flood but also covers your personal possessions for damages resulting from fire, theft, vandalism, or windstorm. Make sure to talk with your provider since policy coverage may vary. If you would like more information or set up coverage through our preferred insurance vendor, Assurant, they can be reached at 1-855-846-9278.

May I transfer to a different unit at Beckett Farms?

Beckett Farms wants to accommodate your changing lifestyle, and we will gladly transfer you to another apartment. However, one must have lived in their current apartment for at least 6 months and have no late payments to qualify to transfer. Submit a transfer request with the leasing office, and we will conduct a pre-move-out inspection of your current apartment. We may require further income verification. Once your transfer request is approved, you will need to pay a non-refundable transfer fee of \$500. Note - Deposits could change upon transferring, dependent on the situation.



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Does maintenance change air filters?

We conduct preventative maintenance typically on a quarterly basis. We change filters and test smoke detectors inside every unit.

Is Beckett Farms a smoke-free community?

Yes, smoking is prohibited outside or inside apartment homes. Smoking is prohibited in and immediately around all amenities, common areas, and within the apartment suite. Smoking does include cigarettes, cigars, vapes, pipes, and any type of burning tobacco. There will be a fine of \$100 for smoking on the property and a \$500 fine for smoking inside the apartment home (including the patio).

May I have my locks changed?

Yes, we will be glad to change your locks and provide you with new keys if you request them in a work order. All leaseholders must agree in writing to have locks changed. However, per your lease, there is a \$50 charge for this service, and it can only be done during regular maintenance hours. We may ask for the payment upfront before the service is performed.

How much notice do I need to give if I want to decline to renew my lease?

Of course, we'd love for you to renew instead! A written notice 60 days prior to the end of your lease is required. If you miss the 60-day mark, your lease will automatically renew for one month at the month-to-month rate.

What if I need to break my lease?

For any reason other than the fulfillment of the Military Personnel Clause of paragraph 22 in your lease agreement, you have two options: (1) Submit a 60-day or more written notice, then pay a buy-out fee equal to one month's rent, or (2) Submit no notice up to 59 days and pay a buy out fee equal to three month's rent.

May I add someone to my lease, such as a new roommate, friend, or family member?

Yes. The new tenant will be required to apply and pay the application fee and pass our rental requirements the same as every other leaseholder. Once approved, we will create a new addendum to your lease, which must be signed by all current leaseholders, the new leaseholder, and us. There is a \$175 lease change fee due upon signing of the roommate addendum. The security deposit may be affected.



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May I get a pet after I move in?

Yes! We are a pet-friendly community. Before you get the pet, you must fill out a pet application with the office and pay the current pet fees. Please be advised that certain breeds of dogs are restricted. If a pet is found in your apartment without proper approval from the office and payment of the pet fees, you will be subject to a \$300 fine. The pet fee is \$300 for one pet and \$500 for two pets. There is also pet rent in the amount of \$20/pet. Please see the pet policy attached at the end of this handbook for more details.

Can I rent out the clubhouse?

Yes, the clubhouse is able to be rented out. The fee to rent the clubhouse is \$300. The clubhouse can be rented starting after business hours until 10:00 pm. We do not rent the clubhouse out on any holiday.

May I bring guests to the pool?

Yes, you may bring 2 guests with you to the pool as long as you are present with them and you and/or your guests are not creating a disturbance to others.

May I grill at Beckett Farms?

Unfortunately, you cannot use a charcoal or gas grill in your apartment or on the balcony or patio. This is a fire hazard. We do have two gas grills that you are welcome to use. These grills are located in the pool area. Gas grills are not allowed to be used or stored at your apartment.

What Internet/cable provider do you recommend?

We recommend Spectrum. Gary Christon is Beckett Farm's personal contact. Please reach out to Gary at Gary.Christon@charter.com or (704) 930-6408 for your Internet/cable needs.