

Lot 202 Tenant Handbook

Welcome to your new home! This handbook will serve as a guide to help you understand your responsibilities, maintain a good relationship with management, and ensure a comfortable and enjoyable living experience. Please review these guidelines carefully, as they cover essential aspects of your tenancy. This is general information only. For actual details and exceptions, please review your lease agreement.

1. Rent Payments

- Due Date: Rent is generally due on or before the 1st of each month.
- Payment Methods: Payments can be made monthly, biweekly, or weekly
- Late Fees: If payment is not received within three days of the due date, a late fee of \$25 plus 3% of the next installment will be charged.
- Returned Payments: A fee of \$50 will be charged for any returned payments due to insufficient funds or other issues.
- Eviction for Non-Payment: Failure to pay rent on time may result in eviction, and the tenant will be responsible for all filing fees and legal costs.

2. Utilities

- Included utilities are negotiated before signing the lease agreement.
- Responsibility: Tenants are responsible for paying all other utilities not included in the agreement.
- Waste Prevention: Tenants must avoid excessive use of utilities and will be charged for any excessive consumption as determined by management.

3. Maintenance and Repairs

- Maintenance Requests: Tenants are required to notify management immediately of any maintenance issues.
- Regular Maintenance: Keep the unit clean and well-maintained. Regularly vacuum carpets, clean floors, and prevent moisture accumulation (e.g., windows and sills).
- Mold Prevention: Remove moisture accumulation, and notify management if mold or mildew persists.
- Unit Damage: Tenants are responsible for any damage caused by negligence, such as leaving windows open during bad weather or improper use of plumbing.

- Plumbing Care: Do not flush anything other than toilet paper. Tenants are responsible for repairs caused by improper disposal.
- Emergency Access: Management reserves the right to enter the unit without prior notice in case of an emergency following local and state laws.

4. Trash and Recycling

- Trash Disposal: Tenants are responsible for taking out the trash on designated days and bringing containers back to the storage area.
- Recycling: Follow local recycling guidelines.
- Failure to dispose of trash properly could result in a \$35 fee per bag removed by management.

5. Quiet Hours and Conduct

- Quiet Hours: No loud noises (music, television, etc.) between 9:00 p.m. and 8:00 a.m.
- Noise Disturbances: Any visit by the police due to tenant behavior will be considered a lease violation and could result in eviction.
- Disruptive Behavior: Tenants must not engage in any criminal activity or behavior that interferes with other residents' right to quiet enjoyment.

6. Pets

- Pet Policy: Pets are only allowed with prior written consent and completion of a Pet Agreement.
- Pet Fees: Tenants must pay a monthly pet fee, and are liable for any damages caused by pets.
- Pet Care: Pets must be housebroken, kept indoors (for cats), and waste must be immediately cleaned up.

7. Parking

- Parking Policy: Only registered vehicles are allowed on the premises. Non-operating vehicles, trailers, or unregistered vehicles will be towed without notice.
- Prohibited Activities: No repairs or fluid drainage on the property.

8. Security and Access

- Locks: No additional locks may be installed without written permission. Access codes must not be shared.

- Lockout Policy: A fee of \$70 will be charged for lockouts during business hours, and \$100 after hours.

9. Guests

- Guest Policy: Guests staying for more than seven days must be approved in writing by management.

- Tenant Responsibility: Tenants are responsible for their guests' behavior and any damages they cause.

10. Move-Out Procedures

- Notice to Vacate: Tenants must give written notice of their intent to vacate at least 45 days before the end of their lease.

- Move-Out Cleaning: A cleaning checklist is provided, and any cleaning not completed by the tenant will result in a fee deducted from the security deposit.

- Security Deposit: The deposit will be returned within 30 days of move-out, minus any deductions for damages or cleaning following state laws.

11. Smoking Policy

- No Smoking: Smoking is prohibited in all common areas and within a certain distance from entrances. This includes vaping and any other substances.

12. Insurance

- Tenant Insurance: Renters' insurance is strongly recommended and may be required. Tenants are responsible for insuring their personal belongings.

13. Emergency Procedures

- Emergency Contact: Tenants must report any fire, flooding, or other emergencies to management immediately.

- Access for Repairs: Tenants must allow access to the unit for emergency repairs, including pest control, after 48 hours' notice.

By following these guidelines, you'll ensure a smooth and comfortable stay with Lot 202. For any questions or concerns, please contact us at +1-877-274-2001 or info@lot202.com. We are here to help!