

Reserve at the Falls

29 University Estates Boulevard
Athens, Ohio 45701
740.566.4400

- Rent is due on the 1st of each month. It may be paid by check, cashier's check or money order. Cash is not an acceptable form of payment. Late fees begin at 5:01 p.m. on the 3rd of the month. The initial late fee will be \$50.00 on the 4th day and an additional \$5.00 a day until the amount is paid in full.
- If we are given a check or payment that does not clear, you will pay a \$40.00 NSF fee as stated in the lease. Any Resident who has given the office 2 NSF checks must pay with a money order for the remainder of the lease agreement.
- What you bring with you at time of move in is your responsibility to take with you when you vacate. Unwanted furniture, mattresses, etc are not to be placed next to our dumpsters. There is a minimum \$50.00 charge for any property we have to have removed from the premises.
- When you move in and vacate the premise please make sure to tear down all boxes.
- Garbage is not to be set outside your door. It must go directly to the dumpster.
- Each apartment will receive one noise complaint violation. If there is a second complaint against the apartment you will have 30 days to vacate the premises.
- Any blinds not in working order or damaged must be replaced within 24 hours. All apartments must have white blinds or curtains in the windows. You may have colored curtains as long as the backing is white.
- Grills are **NOT** permitted on any floor
- There is a speed limit on the premises of 15 mph, and we ask that all residents and their guests drive slowly.
- When you smoke outside please make sure to have a proper container with water in it to dispose of your cigarettes. **DO NOT DISCARD THEM ON THE PROPERTY. Smoking is NOT allowed in the apartments and is subject to a \$300 fine.**
- Satellites are not permitted unless written approval from management is given. Any satellite installed without written approval will be removed at the resident's expense.
- Never let your heat go below 58. Never turn your heat off if you leave the apartment for a few days. If there is a freeze warning and your pipes freeze you will be financially responsible for the full cost of repair and any damage done to the apartment building.
- Make sure you keep your appliances clean and in proper working condition. If you have any concern of upkeep please contact the office. **Residents will pay for any damages or replacement not due to normal wear and tear. This is the resident's obligation.**
- Any maintenance calls that are due to the Residents not maintaining its unit in accordance with a reasonable standard or due to Resident or its invitees' negligence or intentional acts shall be charged to the Resident and payable with the Resident's next installment of rent as additional rent. Resident shall keep a plunger in its unit and must attempt to plunge prior to contacting the office for a service call. If not, Resident shall be responsible for the cost of any service calls.
- There shall not be any parking of commercial vehicles, inclusive of truck cabs, trailers, or non-functioning automobiles, said vehicles or trailers shall be subject to immediate towing at the Resident's expense.

-Unless Residents are in both a pet building and have signed a Pet Addendum, Residents are not allowed to have a pet in their unit and it is a default under your Lease which may lead to eviction. Also not picking up after you pet is subject to a \$250 fine per offense.

-The fine for an unauthorized, unregistered, or unapproved pet in a unit is 300.00 per offense and is due at time of evidence of such is found.

-Water bills that are not paid on time are subject to a 50.00 late fee each month they go unpaid.

-The fine for littering is 50.00 per occurrence. This includes Resident's guests.

Resident

Date

Resident

Date

Resident

Date

Resident

Date

Landlord/Agent

Date
