



Rules, Regulations and Fees

The following rules apply to all leases and rental agreements.

Clogged Toilets: You will be charged a “Clogged Toilet Fee” of \$75 per occasion when a handyman or plumber is required to unclog a toilet for avoidable clogs. Clogged Toilet Fees will be due on the first of the month.

Limit of Liability: Building Management/Owner is not responsible for any lost or stolen items in bike rooms, patios/decks, or common areas. Please secure your belongings accordingly.

Lock Outs: You will be charged a “Lock Out Fee” of \$75 per lockout. Lock Out Fees will be due on the first of the month.

Lost Keys: Tenants will be charged a *Lost Key Replacement Fee* of \$50 per key, due on the first of the month following replacement.

Maintenance and Repairs: The Owners want to provide a safe and comfortable property to their tenants. Tenants shall promptly notify Owner of any maintenance or repair items to enable Owner to make timely repairs. Make repair requests by logging in to the tenant portal by visiting <https://beaconrockpropertymanagement.com/>

Pets: See our Pet Policy.

Quiet and Laundry Hours: When there are common laundry areas, The laundry room hours are from 8am to 10 pm. We want to provide a peaceful and comfortable property to our tenants. Adhering to these quiet and laundry room hours helps keep everyone comfortable.

Quiet Hours: Quiet hours are from 10pm to 8am.

Smoking: No smoking within 10 feet of the property.

Utility Hookups: Please arrange for your utility service to begin under your name on the start date on your rental agreement.

Rule Adjustments: These Rules, Regulations and Fees may change from time to time. New versions will be available at www.BeaconRockPropertyManagement.com and in the tenant portal.

Tenant Signatures

Date

Date

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