

TAB & Associates, Inc.

Sandpiper Apartments Terms & Conditions

Yard / Landscaping: Landlord will maintain landscaping.

Vehicles: No automobiles shall be parked or driven on the lawn. No unregistered vehicles or disabled vehicles may be parked in the parking lot. No recreational vehicles, boats, trailers, or disabled vehicles shall be parked outdoors. One vehicle per apartment (including tenant/visitors) is permitted to park in the parking lot. All others must park on the city street. Any complaints about more than one vehicle in the parking lot per apartment and we will issue a violation notice. Exceptions can be made with written approval of the manager only.

No Smoking: Any type of smoking including, but not limited to; cigarettes, cigars, vapes, e-cigarettes, and marijuana is prohibited in the premises. We are not 215 friendly therefore the possession, use, or cultivation of marijuana is prohibited. **NO EXCEPTIONS**

Noise: Tenants shall keep all noise to a reasonable volume and during reasonable hours.

Christmas Lights: Outdoor Christmas lights and decorations are permitted. However, they must be removed by January 31st.

Pets: No pets are allowed for any amount of time without written consent of the manager and a completed pet agreement. Additional deposits and fees will be required. Two pet limit. See manager for allowable pets. **NO EXCEPTIONS**

Maintenance: Owner is responsible for maintenance and repairs stemming from normal wear and tear. Contact the property manager to schedule maintenance calls. Please call the office 24 hours in advance if the scheduled appointment cannot be kept. Tenant is responsible for maintenance calls resulting from negligence, improper use, or damage and will be charged accordingly.

Insurance: Because the owner(s) and/or their agents are not responsible for damage to tenants personal property, it is recommended that the tenant maintain their own fire and theft insurance for their personal property.

Satellite Dishes: Tenants are permitted to have satellite services, HOWEVER, NO SATELLITE DISH IS NOT TO BE INSTALLED ON THE ROOF OR SIDING. Doing so damages the roof and the repair will be the tenant's responsibility. **NO EXCEPTIONS!!**