

Brickyard Landing Rules and Procedures

Properties include: Brickyard Landing townhouses, 504 Main Street residence, and 80 Brickyard Lane residence

1. Guests of the Tenant may occupy the premises for **NO longer than 2 nights consecutively per month** without the prior written consent of the Landlord and full agreement of the other tenants(“roommates”). **\$1000 fine if you have overnight guests more than 2 nights consecutively per month!**
 - a. Please ask your roommates for consent of an overnight guest. If extra utilities are used, please compensate your roommates for your guests’ utility usage. **No more than 7 people in total (including yourself) in your residence at one time, due to safety and space issues. Eviction consequences will apply if this rule is broken by tenant at any time during the lease agreement.**

*****Any tenant found with illegal drugs, illegal firearms, and/or a guest of the tenant who brings drugs to Brickyard Landing premises will be fined \$2000.00. This also immediately breaks the lease*****

2. \$1000.00 fine for having an unauthorized pet.
3. NO SMOKING on Brickyard Landing Premises.
4. NO Fermenting food or bad odors allowed anywhere in townhouses or near townhouses

MUST vacuum, mop floors, every 2 weeks! plus clean your stove top with a razor blade to clean off baked on food wipe microwave! If you spill anything under refrigerator. Please pull it out and clean area.

If you would like a cleaning person to come in twice a month, please contact Brickyard Landing @ 919 337 3330

5. Lightbulbs, Refrigerator water filters, batteries, and air filters will be changed out **by the tenant.**
 - a. **Brickyard Landing Townhouses:** Tenant is responsible for changing air filters, lightbulbs, batteries, and refrigerator filters in each unit: **2 filters per unit every 3 months (4 times per year).** Tenant will record the date changed on each air filter.
 - i. **Use the least expensive Filtrete Brand: all filters- size 14 X 20 X 1**

1. If filters are dirty, tenant will incur a **\$25.00** charge per filter.
 2. If unit freezes due to a dirty air filter, the tenant will be charged for the repair.
- b. **80 Brickyard Lane: *All RULES AND REGULATIONS SAME AS TOWNHOUSES***
- c. Tenant is responsible for changing air filters in each unit: **2 filters per unit every 3 months (4 times per year)**. Tenant will record the date changed on each air filter.
- i. Use the least expensive **Filtrete Brand: upstairs- size 20 X 20 X 1, downstairs- size 12 X 24 X 1**
 1. If filters are dirty, tenant will incur a \$25.00 charge per filter.
 2. *****If unit freezes due to a dirty air filter, the tenant will be charged for the repair.**
 3. *****If something gets clogged in plumbing fixtures, that will be at the cost of the tenant.**
 4. **Please use Drano Foam Cleaner to unclog hairs or buy a screen to catch hairs before they clog the drain.**
6. Guests of the Tenant may occupy the premises for **NO longer than 2 nights per month** without the prior written consent of the Landlord and full agreement of the other tenants("roommates"). **\$1000 fine if you have overnight guests consistently.**
- a. Please ask your roommates for consent of an overnight guest. If extra utilities are used, please compensate your roommates for your guests' utility usage. **No more than 7 people in total (including yourself) in your residence at one time, due to safety and space issues. Eviction consequences will apply if this rule is broken by tenant at any time during the lease agreement.**

*****Any tenant found with illegal drugs, illegal firearms, and/or a guest of the tenant who brings drugs to Brickyard Landing premises will be fined \$2000.00. This also immediately breaks the lease*****

1.

- b. **504 Main Street: *All RULES AND REGULATIONS SAME AS TOWNHOUSES***
- c. Tenant is responsible for changing air filters in each unit: **2 filters per unit every 3 months (4 times per year)**. Tenant will record the date changed on each air filter.
- i. Use the least expensive **Filtrete Brand: filter size- 20 X 25**
 1. If filters are dirty, tenant will incur a \$25.00 charge per filter.
 2. If unit freezes due to a dirty air filter, the tenant will be charged for the repair.

7. All tenants will have utilities in their name, until next tenants prepare to move utilities over, per the lease agreement, or until your lease expires.
- a. ******Tenant will incur \$150.00 fine** if utilities are turned off prior to these events.
 - i. Management will communicate and confirm the utility change-over.

8. Trash and recycling receptacles must be lined up in place on Brickyard Lane for easy removal for trash/recycling service each week.
 - a. Please contact trash/recycling management service directly with any issues before contacting Brickyard Landing Management.
9. Tenants will keep the townhouse clean and undamaged at all times, while residing at Brickyard Landing.

****MUST vacuum, mop floors, every 2 weeks! plus clean your stove top with a razor blade to clean off baked on food.. wipe microwave! If you spill anything under refrigerator. Please pull it out and clean area.**

There are many more items to clean also!

If you would like a cleaning person to come in once or twice a month, please contact Brickyard

Follow the cleaning procedures checklist on move out sheet for your townhouse before you move out. [Cleaning List online at RENTCAMPBELL.COM](http://RENTCAMPBELL.COM)

10. Dog owners will pick up after their dog.

Please contact Brickyard Landing Management, if something needs to be fixed.

- a. **Brickyardplace@gmail.com or text/call (919)-337-3330.**

- Brickyard Landing Management will have your carpet professionally cleaned and your town house professionally cleaned at move out. The prices can be found on RENTCAMPBELL.COM

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11. Brickyard Landing Management will complete carpet cleaning and townhouse unit cleaning if all tenants have moved out **2 - 3 days prior to the end of lease date.**
 - a. Brickyard Landing Management will hire a professional cleaning company, at Tenants' expense, at move out Current Costs \$200.00 for carpet cleaning \$225.00 for townhouse unit cleaning.
 - i. Stains or animal urine in the carpet/Vinyl will be an extra cost.
 1. Townhouse unit cleaning price is **DEPENDANT** on how much cleaning needs to be done as a result of tenant occupancy and cleaning standards.
 2. The total cost of cleaning will be divided between each tenant.
 - b. Carpets will be professionally cleaned and house/townhouse will be professional cleaned at the tenants' expense, Stringent cleaning list, located on RENTCAMPBELL.COM
12. All carpet and house cleaning is to be completed after your move out.
 - a. Brickyard Landing Management will inspect the unit after everything is moved out..
PLEASE KEEP COMMUNICATIONS OPEN DURING THIS TIME.
13. Security deposit will be paid to tenant following inspection of the unit after tenant has moved out of the residence.
14. Any damage, above normal wear and tear, will be paid by the tenant or his/her guarantor.
15. Brickyard Landing requires a renter's insurance policy with JAKS Development Group listed as a certificate holder on your policy.
16. **End units:** washing machines on an exterior wall: **please do not wash clothes in the AM if the temperature outside is 32 degrees or below.**
 - a. The pipe that disposes the water will freeze and any residual water that is sitting in pipe will push the water out on your floor or break the pipe. This only happens with extremely cold weather.

17. Keep heat on **55** degrees, or higher **AT ALL TIMES**, especially when leaving for an extended period of time.
 - a. **If any pipes freeze, it will be at tenant's expense.**
18. Heating and A/C system has dual temperature controls- one for upstairs and one for downstairs.
 - a. Always leave the system on **AUTO FAN**, for the blower, on your thermostat; this will save on electricity costs.
19. When leaving your townhouse for an **extended** period of time, **empty ice makers and discard ice out the backdoor**, behind your townhouse. Turn your **ice makers off**.
 - a. Do this by **moving the lever** up to **OFF** position, to avoid water leaking on your kitchen floor, if you lose power.
20. Brickyard Landing Management will accept texts and emails for any repairs or concerns. We work as promptly as possible with continual communication regarding the situation(s) at hand.

Thank you,

Brickyard Landing Management