HARBOR LANE RENTALS

# TERMS & HOUSE RULES

Resident information · Based on the services and property information published on the website

## WELCOME

Harbor Lane Rentals aims to provide bright, well-kept apartments with clear monthly pricing and responsive communication. This guide summarizes the property information currently published online; it does not create additional lease obligations.

## 1. RENTAL UNITS

Unit 1A — Studio — $1,150/month; website-listed security deposit: $1,150; minimum lease: 12 months.

420 sq ft · 1 bathroom. Included features: Water, Wi-Fi, air conditioning, washer access, furnished, secure entry.

Unit 2B — 1 Bedroom — $1,450/month; website-listed security deposit: $1,450; minimum lease: 12 months.

640 sq ft · 1 bathroom. Included features: Water, Wi-Fi, air conditioning, in-unit washer, balcony, 1 parking space. Listed as available December 1.

Unit 3C — 2 Bedrooms — $1,950/month; website-listed security deposit: $1,950; minimum lease: 12 months.

980 sq ft · 2 bathrooms. Included features: Water, Wi-Fi, air conditioning, in-unit washer, private terrace, 2 parking spaces. Pets considered.

## 2. INCLUDED SERVICES AND UTILITIES

Water and Wi-Fi are included. Electricity is billed separately by the utility provider. The website does not specify any other included utility or service.

## 3. MAINTENANCE AND REPAIR REPORTING

Report maintenance issues by phone or message to the landlord/property contact. The website states that urgent problems receive a same-day reply. The website does not define repair response times for non-urgent requests; confirm the process directly.

## 4. BUILDING SECURITY

The property information lists keyed entry, exterior lighting, and a camera at the main door. Residents should use the keyed entry as intended and contact management if they notice a security or access issue. Specific access, visitor, and camera policies are not stated on the website and should be confirmed in writing.

## 5. MOVE-IN CONDITION

Each unit is cleaned and inspected before the new tenant arrives. Residents should document the unit's condition at handover and raise any concerns promptly with management.

## 6. ITEMS REQUIRING WRITTEN CONFIRMATION

**The source website does not set out detailed policies for quiet hours, smoking, guests, trash, laundry schedules, common areas, deliveries, parking enforcement, alterations, lock changes, pets beyond the Unit 3C statement, or move-out procedures. Do not assume a rule exists unless it is included in the signed lease or a written addendum.**

Management contact for repairs / questions

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|---|---|
| Emergency contact / instructions | |
| Building quiet hours (if adopted) | |
| Trash and recycling instructions | |
| Laundry / common-area instructions | |
| Visitor / delivery / parking instructions | |
| Move-out notice and cleaning requirements | |

## ACKNOWLEDGMENT

I acknowledge receipt of this information guide. This acknowledgment does not replace the lease or add terms that are not expressly agreed in writing.

| | |
|---|---|
| Resident name / unit | |
| Resident signature / date | |
| Management representative / date | |

Website contact details to verify: 787-555-0123 · rentals@yourwebsite.com.