**Welcome to Life Door Rentals!**

Congratulations on finding an amazing place to call home! We are happy to welcome you to the Life Door community and look forward to creating a great experience during your time here.

Life Door Rentals Mission: To provide safe, clean, fun, and affordable co-living space for hard-working professionals, like yourself, in the greater Charlotte area!

Our Goal: To provide well-maintained, respectful living spaces for each of our tenants. We’ve built a great property team that helps carry this out!

For leasing questions or concerns that may arise, you may email lifedoorrentals@gmail.com For immediate assistance, contact Charity at **434-221-1415 (calls) or 703-596-1461 (texts – calls cannot be received at this number)**. Email or text is the best mode of contact. **For after-hours maintenance emergencies, please contact Simon directly at 828-589-9626 (though Pete and Mike, both current tenants, are very handy with things, and can also be asked).**

**Emergency requests consist of anything with water leaking, running, overflowing/no water, issues with keyless door lock, and no heat**. We realize water temperature and AC issues are inconvenient and will be taken care of in a reasonable, timely manner; however, they are not considered emergencies.

**For non-emergency maintenance, please submit requests through the Apartments.com portal** and issues will be addressed within a reasonable, timely manner. *Please note:* ***we allot up to 3 weeks for non-emergency maintenance concerns to be resolved.***

Trash Day: **Monday**

WIFI Network name: **Orbi17** Password: slowcarrot088

SWAT ROTATION WEEK (Cleaning routine for shared, common areas):

Front: **#8371**

Room 8: **1824#**

**COMMON AREAS ARE TO BE KEPT FREE OF PERSONAL ITEMS. THIS INCLUDES DESK STATIONS; PLEASE REMOVE PERSONAL ITEMS IMMEDIATELY FOLLOWING YOUR WORK SESSION.**

Please be sure to review the attached House Rules, and if you have any questions, please let us know. Again, welcome to Life Door and we look forward to becoming better acquainted!

Sincerely,

Jessica and Jeremy

The Life Door Management Team

**Life Door Rentals Rules and Guidelines**

**Overall House Rules:**

The goal of Life Door is to maintain safe, clean, well-maintained, fun, and affordable living spaces for working professionals in Charlotte, NC. As a Life Door tenant, you agree to abide by the following guidelines:

**Use of Common Areas:**

The common areas are available for use for all tenants. When using the common areas, it is expected that each tenant shares the space equally and fairly with the other tenants in the home. Each tenant will ensure that the common areas are cleaned and put back in order when done using the area. **Personal items and furniture are not to be left in the common areas. This also applies to the desk stations; please remove your personal items immediately following your work session.**

**Kitchen Use and Clean Up:**

Food is to be bought separately by each individual. There is to be no sharing of food without prior approval. Each roommate is responsible for cleaning up their kitchen use immediately including dishes, pots, pans, utensils and any other equipment that was used. This also includes wiping off stove top, counters, microwave, and oven. Dishes that may need to soak before cleaning must be washed within 12 hours of use. Trash is to be taken out and carried to the designated dumpster when full.

**Cleaning:**

Each tenant agrees to keep the common household areas including the kitchen, living room, dining room, porches, bathrooms, etc. in a clean and tidy fashion. Additionally, each personal living space is expected to be cleaned and vacuumed on a regular basis and kept free of any odors.

**Bedroom Cleanliness:**

Each tenant agrees to maintain cleanliness in their personal living space. This includes vacuuming and wiping down baseboards in the personal living space **at least once per month**. Also be sure that sheets are washed and that dishes, trash, and laundry are not piling up in the room.

**Bathroom Use:**

Each tenant agrees to clean tubs, showers, and sinks after use and ensure that the bathroom is kept in a clean and tidy condition on a regular basis. This includes sweeping floors and emptying trash cans.

**Personal Property:**

All roommates agree to refrain from borrowing personal property of the other roommates without express consent of the owner.

**Utilities and Cable:**

Utilities are covered in the rent. These include water, sewage, trash removal, wireless internet, electricity, and gas. The tenant is responsible for TV/cable if that is desired in their private room. Each tenant agrees to turn off lights, televisions, and other electronics in areas that are not being used.

**Disputes:**

Any concerns with housemates should be addressed at least twice with those housemates directly in a respectful fashion. If there are still concerns, they should be brought to the attention of the acting Property Manager for resolution.

**If you are found in violation of the house rules you will receive 1 written reminder via email/text. If the issues continue and aren’t resolved at that point, you will receive a $75.00 fine. Our lease states we reserve the right to provide you a 30-day notice to vacate.**