

# *Briarcliff Apartments*

*PO Box 372*

*South Hill, VA 23970*

*434-447-2293*

*434-447-2604 fax*

*briarcliff@msinets.com*

## ***Rental Rules***

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1. A reference check, including credit check, employment verification, and character references, must be passed by all persons wishing to rent an apartment.
2. No more than two unrelated persons may rent a two bedroom apartment. No more than three unrelated persons may rent a three bedroom apartment.
3. You must be 18 years of age to sign the rental agreement and rent an apartment.
4. All children or other tenants under the age of 18 must be listed on the credit application. All tenants over the age of 18 must sign the lease agreement.
5. No subletting is allowed.
6. Absolutely no leases may be broken. A 60 day, written notice of intent to vacate the apartment is required at the end of the lease period.
7. No fireworks allowed.
8. No unapproved pets allowed. Pets will be considered on a case by case basis. A pet deposit of \$250 will be required. No livestock or wild animals on premises. Permitted animals must have current vaccinations. No animal may be kept for breeding or commercial purposes.
9. Each apartment will be allotted two parking spaces in front of the unit. Additional guests will have to park on the street. Boats, campers, box vans, trailers, portable storage containers, etc. may not be stored on the premises for more than 72 hours.
10. If rent is not received by the 5<sup>th</sup> of each month, a 5% late fee will be accessed.
11. No obnoxious or offensive activity shall be carried on upon any lot, nor shall anything be done there which shall be, or become, an annoyance or a nuisance to the neighborhood. No commercial activity of any nature shall be permitted at any time.
12. Three violations of **any** of the rules including noise complaints, domestic disputes, and unruly behavior will result in an eviction. First complaint results in a verbal warning, second complaint results in a written notice, and on the third complaint, you will be given 30 days to vacate.
13. The outside area of your apartment must be neat and clean at all times.
14. Payments must be mailed to the above PO Box only.
15. Complaints/Repairs may be reported to the above numbers and/or email address.
16. Security deposits are refundable only if the apartment is left in the same condition as the day it was rented (clean, free of trash, all appliance in working condition, carpet clean and free of stains).

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Applicant Signature

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Date