

Welcome to Atkinson Towers Condominium

SECURITY: No one can get into the building or use the elevators, unless they have a security fob, and it takes the use of your fob three times to get to your apartment. If you have guests, they will have to call you from the intercom outside the lobby front door, for you to come down and escort them to your apartment.

Don't ever let anyone follow you into the building or into the elevator, unless you know he or she, or they have a security fob. Ask them to use THEIR fob to call the elevator, and if they will not or they cannot, then do not get into the elevator with them. Note: House Rules violation of \$100.00 fine if you allow someone to "tailgate."

HAWAIIAN ELECTRIC: You must call for new service within the first few days of taking occupancy. Call 548-7311 and give them your unit number and the address: "419 Atkinson Drive", Apartment #A1508. The "A" goes with the "1508", or mention "Atkinson Towers".

TELEPHONE: Call Hawaiian Telcom at 643-3456 to arrange for new service. Note: The Atkinson Towers building intercom only works with a landline phone number or with a local (Hawaii) cell-phone number.

TV CABLE: Your apartment is hooked up with basic television cable service (included in your rent).

Basic "High Speed" Time Warner Internet (Road Runner) is included in the Rental Agreement. If the Tenant wants additional services: HBO, Showtime, etc., or a DVD box, those charges will have to be pre-paid for six (6) months. Call the Rental Agent to arrange for these additional services.

REGISTRATION: All Tenants and Guests are required to register with the Resident Manager. You will need to provide your phone number and vehicle license plate number. It is advisable to give the RM a contact telephone number in case of emergency.

TRASH CHUTES: At each end of the walkway there is a trash room. Place your trash in sacks and drop them down the chute. NO large boxes which might cause a jam. Take large items down to the dumpsters, at the EWA or Diamond Head ends of the building.

PARKING: There is a parking stall "available", at a monthly cost. Do not park or allow your guests to park in any of the assigned stalls on the Atkinson Towers property or along the fence, unless permission has been granted by the Resident Manager (946-7442). Your car and/or your guest's car will be towed away – at a significant expense.

WASHER & DRYER: The washer and the clothes dryer are located in the Kitchen. No heavy or large loads and not too much soap (half a cup is enough). Note: Make sure to keep the dryer lint trap clean – after each load.

BATHROOM: Don't put anything but toilet paper/tissue in the toilet. Paper hand towels, dental floss and sanitary napkins will only plug up the lines – and you'll have to pay for Clean n' Rooter! When coming in from the beach, be careful not to let sand go down the shower/bathtub drain. It will pack solid and create a clog. A service call, at upwards of \$145.00 - \$250.00, will be charged to the Tenant.

SMOKING: The Owner of this condo has stated that "Smoking is not allowed in this apartment. If you or your guests do smoke and there are any burns to the carpet, the furniture, the counter tops, etc., and/or smoke damage, you will be responsible for the cost of replacement/repairs and/or additional cleaning. Extra cleaning for the carpets, bedspreads, furniture/upholstery and drapes could run as high as \$500.00-\$950.00.

Plus, upon inspection of the unit prior to check-out, if there is any smell of smoke residue in the apartment you will be required to pay for an expanded cleaning (walls, counters, doors, etc.) which could run upwards of \$250.00 - \$500.00.

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NOTE/Important: Take out, or buy Renters Insurance. The Landlord/Owner is required to have insurance to cover the interior structure, plumbing, electrical, the appliances, the floor coverings, the fixtures, the cabinets, the furniture and furnishings.

The Landlord/Owner's insurance **doesn't** cover the Tenant's personal property.

Second: If a burglar (career crook, or a friend, guest) steals all or any of the Tenant's valuables the Renters Insurance policy offers optional full replacement value coverage.

Third: A friend, guest, handyman slips on the wet floor in the kitchen/bathroom and breaks his/her ankle. That person sues the Tenant for his/her medical bills and lost income from not being able to work for a number of days/months. Your renter's insurance policies typically include general liability coverage, which may protect you if someone gets hurt in the rental property. Read the small print.

DON'T FEED THE BIRDS: If you or your neighbours feed the birds (pigeons) and you are away from your apartment for a "few" hours, with the sliding glass windows opened, there is an excellent chance that the pigeons/doves will "inhabit" or will enter the apartment #1508. They will leave their poop, smell, bacteria, and/or diseases for you to clean up. Please don't feed the birds!

Here is some information from the "Net": Most infectious diseases commonly affecting doves and pigeons can be "managed" away. Bacterial infections like Salmonella and E. coli are prevented by good loft hygiene and husbandry practices. Trichomoniasis (Canker) and Coccidiosis are protozoal infections, which are also controlled through sanitation, disinfecting water vessels and occasionally with medications. The biggest concern with dove and pigeon diseases is Psittacosis. This unique bacterial infection is transmissible to humans.

Psit-ta-co-sis (sit-kosis)n. An infectious disease of parrots and related birds (pigeons) caused by the bacterium *Chlamydia psittaci*, which is communicable to human beings, in whom it produces high fever, severe headache, and symptoms similar to pneumonia.

Note: There are **SMOKE DETECTORS** in the apartment. Plus, there is a building firewater hose, in the walkway, and the building **FIRE ALARM** is across from the elevators.

GENERAL: PETS: The Owner of this apartment and the Atkinson Towers House Rules do **NOT** allow pets – at any time, even to visit. Violation of this rule will mean immediate cancellation of your lease, forfeiture of all prepaid rents and security deposits. Tenants will still be responsible for damage and/or cost of flea infestation treatment.

LOCKOUT: We suggest you give a set of your apartment keys to a friend or neighbour living in the building, just in case you get locked out of your apartment. The resident manager does **NOT** have a set of keys to your apartment, and the rental agent charges \$45.00 for a "lockout". If you lose your keys/fob, inform the RM immediately. He will invalidate that particular fob for security reasons. You will have to pay \$50.00 for another fob and the service call to change the lock on the front door to your apartment (upwards of \$125.00).

EMERGENCY WATER SHUT-OFF: If for any reason the water to the apartment needs to be shut off (i.e. hose to the washer breaks), the shut-off valve for the entire apartment is located under the sink in the BATHROOM. Please call the Atkinson Towers Manager, and/or the Rental Agent – immediately!

Received by the Tenant: _____ Date: _____
Walt Flood Realty (Phone: 808-922-1659)
Revised: October 9, 2015