

**SABRI Suites – Long-Term Rentals**  
**P.O. Box 69**  
**St. Anthony, NL**  
**A0K 4S0**

**Rules, Guidelines, and Application**

**Rental Housing at Old Peat Road, St. Anthony NL**

1. A refundable application fee of \$ 200.00 is required to process your application.
2. We may contact your references to verify your rental history and character.
3. Pet policy – we have a (strict) pet policy. If pets are allowed, there may be restrictions.
4. Smoking policy- Smoking of cigarettes, cannabis or vaping products is prohibited inside of the unit. Dispose of any cigarette remains properly and not discard them outside the property.
5. Parking is provided for 1 vehicle only.
6. Maintenance requests – tenants are to call landlord for any maintenance request. Tenants do not do their own repairs.
7. Notice to Enter – we will provide you with 24hr notice to enter for inspections and maintenance. In the case of an emergency, we will enter without giving 24 hr notice.
8. A damage deposit is required upon move in, the \$200.00 application fee that was collected when filing application will go towards damage deposit. It will be refunded upon the applicant request to withdraw their application.
9. Rent Payments are due on the 1<sup>st</sup> of every month. We set up preauthorized payment plan where rent will automatically be debited from tenant's account.
10. Tenants are required to sign one year lease agreements. We will require 2 months notice to vacate the premises.

11. Collecting or storing debris on the property is prohibited.

12. Door keys are not to be copied. Extra copies can be obtained from SABRI for a fee.

13. Alterations, renovations, or adjustments to the property is not permitted.

14. Tenants are responsible for:

- Washer and Dryer
- All fees such as electricity, cable, internet and phone.
- Tenants' insurance with SABRI named as additional insured; SABRI Suites is not responsible for personal property lost, stolen, or damaged
- Informing landlord of any changes of application, i.e. mailing or email address, telephone number, etc.
- Payment of monthly rent as set out in the rental agreement.
- Damage deposit of 75% of one month rent, prior to taking keys.

15. Landlord is responsible for:

- Maintenance of the building and equipment that is owned by the landlord.
- Landlord will clear driveways once a day during the snow clearing season.