



## MAINTENANCE REQUESTS

Call Hager Rental's Office  
at 859-623-8482  
during business hours:  
8 am to 5 pm Monday - Friday

Place a maintenance request at  
your own convenience on our web site:  
[www.hagerrental.com](http://www.hagerrental.com)

**For Emergencies Only**  
Evenings and Weekends

Plumbing: 661-5659  
Plumbing: 661-5654  
Supervisor: 661-5396  
Supervisor: 661-5649

### TRASH:

Advanced Disposal: 1-866-636-4869  
Poff Carting:: 606-877-7760

#### *Stoney Creek & Berea City*

- Keep trash in a can with a lid. Label the can with your address.
- Set trash can out the evening before trash pick-up and return it to the back of the apartment building that same evening. Unsightly trash on the street curb is not tolerated.
- Hager charges \$20 per apartment to pick up trash per building.
- Hager fines \$25 for breaking trash rules in the lease. City of Richmond fines \$100 and \$200 for unsightly trash.

### Utility Information for New Tenants

#### IN RICHMOND

Electricity: Kentucky Utilities Company  
200 East Water Street  
1-800-981-0600  
\$160 Deposit required

Water/Sewer: Richmond Utilities - 859-623-2323  
300 Hallie Irvine  
\$60 Deposit required  
*Must pay in the office with photo ID*

#### **Battlefield**

Electric: See Kentucky Utilities above

Water/Sewer: Madison County Utilities - 859-624-1735  
297 Michelle Dr.  
Richmond, KY 40475  
\$102.00 Deposit required

#### IN BEREA

Water/Sewer: Berea Municipal Utilities - 859-986-4391  
200 Harrison Road  
\$240.00 Deposit required for all utilities  
*Must pay in office / Photo ID Required*

#### **Stoney Creek:**

Electric: Bluegrass Energy Company - 859-623-1582  
2099 Berea Rd  
Richmond, KY 40475  
\$250.00 Deposit required

Water: Southern Madison Water - 859-986-0942  
207 N Dogwood  
Berea, KY 40403  
\$80.00 Deposit required

Sewer: See Berea Municipal Utilities above

TELEPHONE: AT&T: 1-800-288-2020

CABLE: Time Warner Cable - 859-625-6600  
1615 Foxhaven Dr.  
Richmond, KY 40475

Direct TV: 1-888-866-3008

Dish Network: 1-800-823-4929

Follow Hager Rental on Facebook and Twitter to get important updates and information.

## Hager Rental

468 Eastern ByPass  
Richmond, KY 40475  
859-623-8482  
[www.hagerrental.com](http://www.hagerrental.com)

Office hours  
8-5 Monday-Friday



1,2, and 3 Bedroom  
Apartments,  
Apartments w  
Garages  
and  
Houses

## Application Procedures:

- A \$100 partial deposit will hold an apartment while a tenant's application is being processed.
- There is a \$20 application fee per applicant.
- The application process involves employment verification, rental history, credit check, and criminal background.

## Deposits:

The deposit must be paid in full prior to a tenant taking possession of a dwelling. The deposit for 1 bedroom apt is \$400 and 2 bedroom apt is \$450. The deposit for 3 bedroom apartments, furnished apartments, and houses is the same as the rent.

A deposit will be refunded if: 1) the apartment is left in the same good condition it was in when the tenant took possession; 2) the tenant fulfills his lease agreement with Hager Rental; 3) the tenant gives a 30-day notice prior to vacating his apartment; 4) the tenant's rent is current and all late fees and legal fees have been paid in full.

## Pets:

Pets are welcome at Hager Rental but the follow conditions must be met: 1) the owner must complete a pet application and the landlord must approve it; 2) the pet is a dog or cat and the animal weighs no more than 20 pounds when full grown; 3) the tenant pays a \$500 pet deposit; 4) the tenant pays an additional \$15 a month pet rent; 5) the owner agrees to keep the pet on a leash when outside and clean up after the pet; 6) the tenant and pet are courteous to neighbors.

## Leases:

All leases with Hager Rental are for one year. A six-month lease is offered for an additional \$50 per month rent.

## Rent:

- Rent may be paid by check, money order, credit card, or direct deposit from tenant's checking account.
- Rent is due on the first day of each month. We understand that people travel and sometimes can't get their rent to us by the first; therefore we provide a **grace period of five days** to pay rent. Beginning on the sixth day of the month, a late fee of \$5.00 per day will be charged until the rent is fully paid - even if the sixth falls on a Saturday or a Sunday. So plan accordingly.
- If rent is not paid by the **14th of the month**, a 7-day eviction notice will be served to pay all rent, late fees, and legal fees in full or to vacate Hager's property.
- If rent is not paid by the **21st of the month**, Hager Rental will file with the court system, the lease terminates automatically without notice, and the Tenant agrees to vacate his apartment or home before the 1st day of the next month. Failure to do so will result in an additional month's rent being charged.

## Conduct:

- Tenants are asked to obey all applicable local, state, and federal criminal laws or regulations during their use of a Hager property.
- Tenants are asked to sign a Crime Free Addendum for a drug-free neighborhood.
- Tenants and guests are asked to be courteous to their neighbors and not to make nor allow unreasonable noise, including loud parties, sound systems, game systems, and televisions.

## Use of Premises

- Tenants shall use the premises as dwellings and for no other purpose. Each tenant is asked to maintain the premises and facilities in a clean and sanitary condition at all times.
- The Tenant is asked to test and maintain smoke detectors in his/her dwelling and notify the Landlord on a monthly basis as to the working condition of all smoke detectors.
- The Tenant is asked to change the air filter every three or four months at Hager's expense.

## Landlord's Responsibilities

- The Landlord shall maintain the tenant's dwelling in tenantable condition, except in case of damage arising from the acts or neglect of the tenant or his agents.

## Renter's Insurance

Tenant is required to have renter's insurance and provide Landlord with proof of insurance. Landlord's insurance only covers the building.

## Parking

- Tenant's vehicles must be listed on lease.
- Vehicles must be parked in designated parking areas. No parking on the grass or in an area that blocks the sidewalk or driveway.
- Unauthorized vehicles and inoperable vehicles will be towed away at the owner's expense.

## Closed for Holidays

Hager Rental is closed for the following holidays:

New Year's Day	Memorial Day
July 4th	Labor Day
Thanksgiving Day	Christmas Day