

Welcome to La Casa 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 the fob 2 to 3 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: "2092 Kuhio Ave, Apartment #1402", and/or mention "La Casa".

TELEPHONE: Call Hawaiian Telcom at (808) 643-3456 to arrange for new service.

TV CABLE: Your apartment is hooked up with basic cable service (included in your rent). If you want HBO and/or other movie channels, you will have to call Hawaiian Telcom TV (808) 643-4888.

High Speed Internet – You will have to call Hawaiian Telcom to set up the High Speed connection, which is available in your apartment – at a monthly charge. Hawaiian Telcom at (808) 643-3456.

REGISTRATION: All Tenants and Guests are required to register with the Resident Manager. You will need to provide your phone number, and license plate number. This should be completed within 48 hours of moving into the building. Call the Resident Manager: Rick Harmon (808) 636-0593, Landline: (808) 926-1406.

TRASH CHUTES: There is a trash room, next to the elevators. 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 dumpster, on the Kuhio Ave side of the building.

BULK ITEMS: You can dispose of your Bulk items (hot water heater, refrigerator, beds, washer/dryer, etc.) if you put them on the street/curb, next to the yellow fire hydrant on Kalaimoku street. Note: The bulk items can be only placed on the street after 7:00 PM on Friday evening for the Saturday morning pickup. There is a fine of \$500.00 (Honolulu City) if you put anything on the street **prior** to 7:00 PM on Friday evening or **after** the Saturday morning pick-up.

PARKING: There is one parking stall "available" at a monthly cost. There are six (6) Guest Parking stalls on the 6th floor, but you have to follow the rules and sign-in on the log..

WASHER & DRYER: The stacked washer/dryer is located in the Bathroom. No heavy or large loads and not too much soap (half a cup is enough). Remember to clean the lint trap in the Dryer every time you do a load of clothes.

GARBAGE DISPOSAL: It will cost you \$85-\$125 for a service call, so do not abuse the disposal by putting in any fibrous materials such as banana peels, or chicken skins/bones, or any type of fat. . Continue to run cold water for a few seconds after you have turned the disposal OFF, to flush out the system.

BATHROOM: Don't put anything but toilet paper/tissue in the toilet. Paper hand towels, dental floss, sanitary napkins and moist flushable wipes will/can plug up the pipe lines – and you'll have to pay for Roto-Rooter (808-847-2501). When coming in from the beach, be careful not to let sand go down the bathtub/shower drain. It will pack solid and create a clog.

Note: The La Casa pipes were installed back in 1976 – almost 40 years ago.

SMOKING: The Owner of this condo apartment would prefer that tenants and their guests refrain from smoking inside the unit. If you or your guests do smoke and there are any burns to the carpet, 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 and drapes could run as high as \$250.00-\$500.00.

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, carpets, etc.) which could run upwards of \$250.00 - \$1500.00 (if we have to replace the drapes/curtains).

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 does **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 "lock-out".

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

Walt Flood Realty (Phone: 808-922-1659)

Revised: September 4, 2015