

WELCOME GUIDE

1090B LEROY STEVENS RD, MOBILE, AL 36695
DUPLEX APARTMENT

We look forward to hosting your upcoming stay in Mobile, Alabama! If you need anything during your stay, please contact us. Here is some useful information for your arrival.

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EMERGENCY NUMBERS

Emergencies: 9-1-1
Mobile Police Dept: Non-Emergency 251.208.7211

CONTACT INFORMATION

Landlord: Heather Lohse
Business Phone: 251.298.7892
Email: TravelProHousingMobile@gmail.com

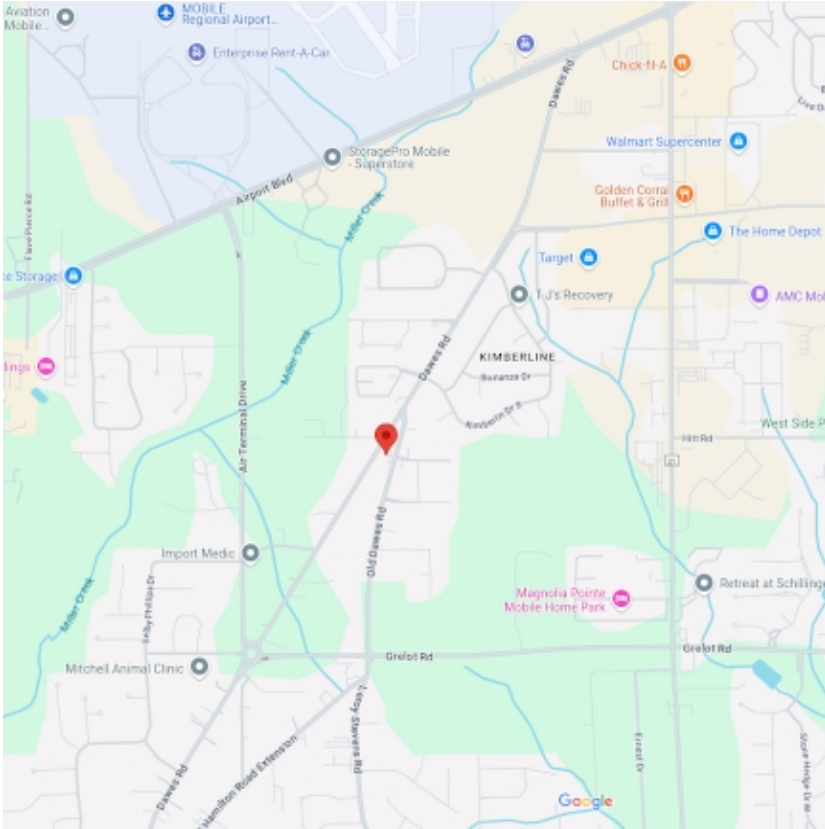
NO SMOKING, VAPING, OR SIMILAR DEVICE / PRODUCT

No smoking, vaping, or use of any other similar device / product, or items that burn (candles / incense / etc.) inside the Premises or the immediate areas surrounding the Premises. This provision extending to areas within 5 feet of the exterior or overhangs of any building or structure on the Property. This is to prevent residue and odors from collecting on and damaging the exterior portions of the Premises.

Violations of this policy will be charged a \$500 penalty fee.

ARRIVING ON PROPERTY AND PARKING

1090B Leroy Stevens Road, Mobile, AL 36695
Duplex Apartment



Our property consists of two buildings (1070 and 1090) that share a large, asphalt parking lot at the front of the buildings.

The main parking lot entrance is on Leroy Stevens Rd (the map lists it as “Old Dawes Rd), directly across the street from Brandy Ln North.

Building 1090 is the smaller of the two buildings, immediately to the left when you first pull into the main parking lot. 1090B is the duplex on the left side of the building.

1090B PARKING:

1090B Guests may park using two of the three parking spaces in the front of the building. Pull straight forward and adjacent to the 1090B front door. Park forward or rearward facing the small grassy area to the left of the building.



ELECTRONIC DOOR LOCKS

Your code will be scheduled to activate at your designated check-in date & time. Your code will expire at your designated check-out date & time. Here are some tips about how to use the locks:

1. You only have to enter your 6-digit code. Ensure you see the little light blinks with each digit pressed. This means the lock has registered each number you have pressed. No need to press any other buttons. The lock should open within a second or two. (The locking mechanism is very quiet.)
2. If you accidentally enter the wrong code, simply wait a few seconds for the lock to reset, then try again.
3. If you enter the code wrong 3-times, you might need to contact us to reset the lock.
4. To lock the door from the outside, simply press the “lock” button.

TECHNICAL PROBLEMS WITH A LOCK? If the lock sounds like it is struggling to lock or unlock, verify the door is closed and latched at the door knob. If it continues to sound like it is struggling, or you experience any other issues, or error-alarm, contact us for the lock to be serviced.

WIFI ACCESS

Network Name: 1090
Password: Hello1090

RIGHT OF ACCESS

Landlord or Landlord’s Agent will coordinate with Tenant / Guest for the following:

- Landlord maintains locked supply closets / cabinets inside the unit. On rare occasions, access may be needed during your stay. This will be coordinated with you in advance.
- Monthly HVAC servicing.
- Non-routine servicing of equipment.
- Extended-Stay Deep Cleanings: The housekeeper will deep clean the bathroom, vacuum and mop floors, dust, and replenish provided supplies.

Landlord or Landlord's agent may enter the dwelling unit without consent of Tenant in case of emergency.

GARBAGE SCHEDULE

Guests are responsible for ensuring their garbage is placed in the outside garbage cans for garbage day.

- Monday night is garbage night. The truck comes very early on Tuesday morning.
 - There are five (5) garbage cans for all 5 units. They are located between the two buildings along the south side wall of 1070.
 - You may use ANY can (regardless of identifier unit numbers on the cans), but please ensure a can is *completely full* before starting on another can. This helps limit how many cans have to be taken to the street. Do not overfill a garbage can so that the lid will not close; utilize a new can.
 - Do NOT place trash, garbage, rubbish or refuse outside of any building or within the common areas except in the designated garbage cans at the designated garbage can area.
- * BAG YOUR GARBAGE: Always place garbage inside of a bag before placing it in the garbage can. This keeps cans clean and prevents a breeding ground for pests and stinky odors.

SEPTIC TANK CONSIDERATIONS

- Both buildings are on a septic tank.
- Please do not flush any products other than toilet paper into the septic system.
- Scrape plates before washing.
- Grease collector contains are available and can be requested.

THANK YOU for helping us keep our septic system happy!

APPLIANCE / EQUIPMENT MANUALS

Any available user manuals for appliances / equipment have been placed in the bottom kitchen drawer in the 4-drawer lower cabinet.

SECURITY CAMERA SYSTEM

- The property is equipped with EXTERIOR ONLY security cameras.
- Tampering with the system will NOT be tolerated and is grounds for immediate termination of your stay.

STARTER AMENITIES

We provide starter amenities to help you get settled in for your stay:

- shampoo
- conditioner
- bar soap
- toilet paper
- Laundry Pods
- Dishwasher Machine Tablets
- Paper Towels
- Garbage Bags

REPLENISHED SUPPLIES

We provide refills for the following items. Need more? Send us a message.

- Liquid Dish Soap (refill container under kitchen sink)
- Bathroom Foaming Hand Soap (refill container under either the kitchen or bathroom sink)
- Cleaning Tools / Supplies
- Cleaning Products

CHECKING OUT

A.	We appreciate some guests wanting to help by washing linens. However, to ensure fresh linens for new guests, we wash all linens at checkout.
B.	Please start any dirty dishes in the dishwasher. This is a huge "time-help" in preparing for our next check-in.
C.	Please dispose of any personal items you wish to discard. - If you have unopened dry goods, you may leave them for the "Community Cabinet" to share with future guests.
D.	Please place all garbage in a bag and take it out to the garbage can.
E.	To protect your personal accounts, please delete personal logins for any online accounts you used on the TV.
F.	Please ensure all windows are closed and locked. Shut all blinds/ shades/ curtains.
G.	Please ensure all lights are turned off. EXCEPTION: light switches for security / motion lights are labeled "Always On".
H.	Secure and lock front and rear doors.
I.	After doing your final check for personal belongings and have locked up, contact me and we will take care of the rest.

This guide is an abbreviated reference. Refer to your lease for more specifics.

Welcome to your Home-Away-From-Home!