



Move-In Package



Property Manager: Beth Noles
Email: bethnoles@bluebikerealty.com

Website: www.bluebikerealty.com

2051 Robert Sherrill Lane
Lincolnton, NC 28092

Mobile: (704) 564-2447
Fax: (704) 240-9696

Important Numbers

Property Address: _____

Electrical Service: Meter # _____

Crescent Electric 800-343-1747
Duke Power 800-777-9898

Energy United 800-343-1747
Rutherford Electric 800-521-0920

Water Company:

Lincoln County Water 704-736-8497

Aqua NC 877-987-2782

Cable or Satellite:

Charter 866-472-2200
DIRECT TV 888-777-2454

Dish Network 800-333-3474
Time Warner 704-377-9600

Gas and Propane Company:

Amerigas 704-599-7794
Blossman Gas 888-871-1085
Blu Gas Co, Inc 704-865-0766
Energy United 704-483-7299
Ferrell Gas 704-732-6717
Freeman Gas 704-487-7467
Heritage Propane 704-664-6161

LKN Propane 704-489-0997
Metro Lift Propane 704-663-1918
Piedmont Natural Gas 800-752-7504
PSNC 877-776-2427
Suburban Propane-CLT 704-375-1721
Suburban Propane-Shelby 704-482-8938
James Oxygen 828-322-5438

Telephone Service:

A T & T 800-222-0300
Windstream 704-664-4123

Bell South 800-757-6500

Oil Company:

Bynum Oil Co. 704-483-2690
Cherry-Linc Inc. 704-735-3221
Lowe's Oil 704-735-8301
Mooresville Oil 704-664-7926

Public Oil Co. 704-528-6652
Rhodes & Beal 704-735-2508
Shinns Fuel Oil 74-663-2283

Garbage Service:

BFI 704-393-6900
Centralina Disposal 828-478-5363
Clean Well Sanita 704-483-1770
GDS, Inc 828-754-2855
Hawk Sanitation 704-875-1881
LKN Sanitation 704-664-5872

NMS, Inc 704-336-2673
North State Waste 704-892-6464
Ross Sanitation 704-892-5859
SCS 704-483-5641
Trash Unlimited 704-528-3191

Home Owners Association:

Contact: _____ Phone: _____

Address: _____

Lincoln County Schools:

Catawba Springs Elem 704-736-1895
Pumpkin Center Elem 704-736-1394
Rock Springs Elem 704-483-2281
St James Elem 704-736-1958
E Lincoln Middle 704-732-0761

Pumpkin Center Middle 704-736-0262
E Lincoln High 704-736-1860
N Lincoln High 704-736-1969
Lincoln Co School of Tech 704-732-4084
N Lincoln Middle 704-736-0262

Catawba County Schools:

Balls Creek Elem 828-464-4766
Maiden Elem 828-428-8769
Sherrills Ford Elem 828-478-2662
Catawba Intermediate 828-241-3131

Mill Creek Middle 828-341-2711
Bandys High 828-241-3171
Maiden High 828-428-8197
CH Tuttle Middle 828-428-3080

Property Manager:

Blue Bike Realty 2051 Robert Sherrill Lane Lincolnton, NC 28092 (704) 564-2447

Move-In Inspection Form

Property Address: _____ Date: _____

Instructions: Please mark each item for its current condition. Provide any remarks that describe conditions requiring attention.

Exterior:	Good Condition	Needs Attention	Remarks
Foundation			
Walls			
Roof			
Electric Fixtures			
Windows / Screens			
Exterior Doors			
Gutters			
Shutters			
Mailbox			
Porch / Deck			

Grounds:	Good Condition	Needs Attention	Remarks
Lawn			
Shrubs / Trees			
Walkways			
Driveway			
Fence			
Exterior Storage			

Systems:	Good Condition	Needs Attention	Remarks
Cooling			
Heating			
Electrical			
Plumbing			
Security			
Water Softener			
Sump Pump			
Garage Door			
Water Heater			
Lawn Sprinkler			

Bedroom 1:	Good Condition	Needs Attention	Remarks
Floor			
Walls			
Ceiling			
Electric Fixtures			
Windows			
Doors / Locks			
Closet			

Bedroom 2:	Good Condition	Needs Attention	Remarks
Floor			
Walls			
Ceiling			
Electric Fixtures			
Windows			
Doors / Locks			
Closet			

Bedroom 3:	Good Condition	Needs Attention	Remarks
Floor			
Walls			
Ceiling			
Electric Fixtures			
Windows			
Doors / Locks			
Closet			

Bedroom 4:	Good Condition	Needs Attention	Remarks
Floor			
Walls			
Ceiling			
Electric Fixtures			
Windows			
Doors / Locks			
Closet			

Bathroom 1:	Good Condition	Needs Attention	Remarks
Floor			
Walls			
Ceiling			
Electric Fixtures			
Windows			
Doors / Locks			
Tub / Shower			
Toilet			
Towel Rack			
Tissue Holder			
Cabinet			

Bathroom 2:	Good Condition	Needs Attention	Remarks
Floor			
Walls			
Ceiling			
Electric Fixtures			
Windows			
Doors / Locks			
Tub / Shower			
Toilet			
Towel Rack			
Tissue Holder			
Cabinet			

I certify that I have conducted a walk-through inspection of the premises. I have examined each appropriate item and noted the condition. I understand that I am responsible for any and all damage resulting from my negligence or the negligence of my guests. I also understand that this inspection form shall become a part of the Residential Rental Contract (NCAR Form 410-T).

Tenant agrees to place in Tenants name all utilities for which he/she is responsible.

Signatures:

Tenant: _____ (Seal) Date: _____

Tenant: _____ (Seal) Date: _____

Landlord: _____ (Seal) Date: _____

EQUIPMENT USE AGREEMENT

This Equipment Use Agreement is between _____,
(Tenant) and Blue Bike Realty, real estate (agent for owner).

Owner and Tenant, for good, valuable and mutual consideration, the receipt and sufficiency of which are acknowledged, agree as follows:

1. Equipment: Owner assigns to Tenant the use of the following equipment

(Description of equipment, model number, and serial number.)

2. Period of Possession: The term of this Use Agreement is for a period of _____, commencing on _____ (date) and terminating on _____ or date of tenant's relocation or tenancy termination, whichever is sooner. This Period of Possession may be extended by entering into a new equipment use agreement. If tenant desires to renew the agreement it will, at least 30 days prior to the expiration of the agreement, notify Blue Bike Realty at 2051 Robert Sherrill Lane, Lincolnton, NC 28092 (address) by written notice of its request to renew the agreement.

3. Altering or Defacing Equipment: Tenant will not alter, disfigure, or cover up any numbering, lettering, or insignia displayed on the Equipment.

4. Maintenance and Repair: Tenant agrees to keep the Equipment in good repair and operating condition. Expenses of repair will include labor, material, parts, and similar items for **normal, reasonable wear and tear.**

5. Use: Tenant agrees that the Equipment will not be subjected to unnecessarily rough usage, that it will be used in accordance with its design, and that its use will conform to all applicable laws and regulations. Tenant agrees not to allow the use of the Equipment for illegal purposes or for operating for commercial business.

6. Loss or Damage: Tenant will indemnify Owner against all loss or damage to Equipment during the use period for all incidents which occur outside of the property. If any item of Equipment is destroyed or lost under these circumstances, Tenant's liability will be the reasonable market value of the Equipment as of the date of loss.

7. Inspection by Owner: The Owner will have the right at any time to enter the premises occupied by the Equipment and will be given free access to the premises and afforded necessary facilities for the purpose of inspection.

8. Title: Title to the Equipment will at all times remain in Owners name unless transferred to Tenant by sale. Tenant will give Owner immediate notice of any claim, levy, lien or legal process issued against the Equipment. The Equipment is and will remain for the term of this use agreement personal property, notwithstanding any attachment of it or part of it to real property or improvements on such real property.

9. Insurance: Tenant will, at Tenant's own expense, maintain liability and fire insurance and such other insurance as necessary for Tenant's protection and protection of the Equipment. Failure to carry such insurance will not relieve Tenant of liability as provided for in this Use Agreement.

10. Assignment or Subletting by Tenant: Tenant will not assign this Use Agreement or any Equipment under the Use Agreement, or any interest in the Use Agreement or Equipment, without Owner's written consent. Tenant will not give or provide any part of the Equipment to unauthorized users under the Use Agreement without Owner's written consent.

11. Surrender of Equipment at End of Use Agreement: Tenant agrees on termination of this Use Agreement or at the request of the Owner to deliver the Equipment at Tenant's own expense, in good condition, allowing for reasonable wear and tear, and free and clear of encumbrances, to

(location) or to such other location as Owner may designate which would not increase the cost of delivery.

12. Entire Agreement: This Agreement embodies the entire agreement between the parties. It may not be modified or terminated except as provided in this Use Agreement or by other written agreement. If any provision of this Use Agreement is invalid it will be considered deleted from this Agreement, and will not invalidate the remaining provisions.

Tenant Signature _____ Date: _____

Agent for Owner: **Blue Bike Realty / Beth Noles (Property Manager)**

By: _____

Blue Bike Realty 2051 Robert Sherrill Lane Lincolnton, NC 28092 (704) 564-2447

Beth Noles
Property Manager

Phone: (704) 564-2447
Fax: (704) 240-9696



2051 Robert Sherrill Lane
Lincolnton, NC 28092

bethnoles@bluebikerealty.com

Additional Information

As a benefit to our tenants we also offer additional services that you may find useful. To inquire about any of the following services we offer please feel free to contact our office during normal business hours; 9:00 am to 5:00 pm, Monday through Friday.

- 1. Rent Payment Envelopes:** Pre-addressed and dated envelopes for submitting your monthly rent payments. This is a free service. They are however not postage paid envelopes.
- 2. Lawn care packages:** These vary in the areas covered (mowing, trimming, weed control, etc.) This would be an additional cost to you that can be included in your rent and custom fit to each tenants preferences. Please remember that tenants are responsible for lawn maintenance on a regular basis. Failure to maintain the yard and exterior of the property can result in fees to the tenant.
- 3. Garbage Pickup Service:** This would be an additional cost to you that can be included in your rent.

Please read through the following information as it may pertain to the property you are leasing. The points listed below are for your protection as well as the protection of the home and most are listed in the Residential Rental Contract (NCAR 410-T).

All properties are NO SMOKING rentals! If you smoke in the property you may be charged to correct the problem.

Any properties with working, wood-burning fireplaces are to be used with hard wood ONLY! No pine wood, no burning trash, and a screen is to be used at all times when burning to protect flooring and prevent fires.

Grilling out is to be done in outside areas ONLY. Please do not operate a grill under a covered area such as porches or decks and PROPERLY dispose of ashes when COOLED. Hot ashes in grass, wooded, or other flammable areas will cause a fire and tenants will be held responsible for damages.

We hope this information is helpful in making your stay in our rental property a pleasure. If you have any questions or concerns please feel free to discuss any issues with us. We look forward to renting to you!

Beth Noles
Property Manager

Phone: (704) 564-2447
Fax: (704) 240-9696



2051 Robert Sherrill Lane
Lincolnton, NC 28092

bethnoles@bluebikerealty.com

Tenant Repair Request Form

Date: _____

Tenant Name: _____ Phone: _____

Address: _____

Subdivision: _____

Description of repair: (Please attach any samples of materials to be used to this form)

Administration ONLY:

Estimate: _____

Special Instructions: _____

Owners Approval: _____ (Signature)

Date Completed: _____

Work Done By: _____

Agreement for Early Termination of Rental Agreement

This Agreement made this _____ day of _____ 20____, by and

between _____ (hereinafter referred to as Lessees) and

Blue Bike Realty as agent for

_____, owner of property

at _____ .

The lessees hereby requested an early termination of their lease and in that regard are requesting the Agent to re-let the premises identified above. Lessees acknowledge that they are responsible for all rent due until a new tenant takes possession or until the end of their initial lease term, whichever happens first. If a new tenant is found to replace the current lessees, lessees are responsible for the following expenses in addition to the above mentioned rent:

1. a lease fee of half of one months rent
2. Any cost of clean-up after vacating
3. Replacing battery in all smoke detectors
4. Cleaning gutters
5. Refilling any gas or oil tanks if they were filled when tenant took possession
6. Trimming grass and shrubs, and all other work necessary to return the property to the condition it was in when lessee took possession.

Check one to indicate how payment will be made.

Lessees

() have attached a check for half one months rent to help offset these damages, and authorize any and all remaining expenses to be deducted from the security deposit.

or

() authorizes Agent to apply security deposit toward any and all of the above listed charges.

I acknowledge that if charges are greater than monies held, I am responsible for the difference. Permission is granted to place a " For Rent" Sign on the property and to show the property during normal working hours in the absence of the Lessees and at other times by appointment with the Lessees.

Telephone contact should be made at the following numbers to make appointments or notify of showings _____ .

(Please list all numbers you would like Blue Bike Realty to call prior to taking key and showing)

Possession may be granted to a new tenant on or after _____ .

Lessees acknowledge their responsibility to continue paying rent and all utilities in accordance with their lease until such time as a duly approved relief Tenant is actually in residence and paying rent.

Lessee _____ Date _____

Lessee _____ Date _____

Agent: **Blue Bike Realty / Beth Noles (Property Manager)**

By _____