

Bader Move Regulations for Resident Owner and Tenants

Definitions:

Fee – \$400.00, Cost of properly scheduled moves

Fine – Cost of performing an unscheduled move

Permitted Move Hours – 9AM to 3PM Monday through Friday (Excluding Holidays)

Off Hours - Any time not within Permitted Move Hours

Paper Work Package – A copy of the Resident Information Sheet, A fully Ratified Lease and a fully Ratified Bader Addendum to the lease. Electronic PDF copy preferred (via email to badercondo@gmail.com) – Attach to email when requesting move date or a paper copy (move dates scheduled WHEN copy received).

Proper Scheduled Move Time – Anytime 5 days prior to the actual move in or move out.

Unscheduled Move Time – Any time less than 5 days prior to the actual move or a completely unannounced/unscheduled move (in or out).

Proper Move Path – All moves must come through the back door, down the long basement hall, and into the elevator. First floor moves to the long hall are an exception. Large bulky furniture items that will fit into the elevator may be brought in thru the Patio Doorway. Furnished units where the move consists of only suitcases may come thru the Front Door (no furniture or boxes).

Invalid Move Path – Furniture and household goods through the Front Door.

Fees:

A one-time flat move in fee is due prior to, or on the day of, the scheduled move in. The fee is \$400.00 and can be paid via check made payable to The Bader Condo Association. Checks can be given to the building superintendent and no move can be carried out until the fee is received. There is no move out fee.

Fines:

Any move in that has not been scheduled, not been paid for, takes place during off hours, or uses an invalid move out path will result in a fine of \$300.00 on top of the move in fee.

All of these charges and fines are generated on an invoice and sent to the management company who will then notify the owner via post mail of the fine. The onsite manager will also give the owner a courtesy email notification regarding any fines.

*Tenant is responsible for arranging and paying for the removal of large items (e.g., furniture). If the tenant abandons the large item, the owner will be responsible for the removal cost.

These regulations apply to all moves, regardless if the mover is a resident owner or a tenant