

DEAN & Co.

Real Estate LLC

Congratulations on your new rental at Lake Beau Pre' Townhouses!

There are some things you will need to take care of upon moving in:

1. Change the utilities into your name.

These services may or may not be on prior to your move-in. They may still be in the previous tenant's name and we do not know when the utilities will be turned off. **We need you to have services transferred into your name.** This way there is not an interruption in service and we can get the unit turned and ready for you more quickly. Please call the utility companies a week or two ahead of time to set up service.

The electricity for Lake Beau Pre' is serviced by Entergy. Their number is **1-800-ENTERGY**. The water and sewer are set up by Baton Rouge Water Company. Their number is **(225) 925-2011**. By setting up an account with Baton Rouge Water Company you are setting up your sewer account with Ascension Sewer. You will receive two separate bills monthly.

2. Obtain your parking passes and key fobs.

You will receive your door keys, mailbox key, and key fob (gate opener) from Dean & Company Real Estate. Your key fob, which opens the front gate as well as gives you access to the clubhouse and pool, will need to be activated at the clubhouse. You will need to take your driver's license and car registration. If you have any problems with the key fob please contact the clubhouse at 225.246.7063.

If the key fob is not returned when you move-out you will be charged **\$150**. If it breaks, please keep the pieces as it is cheaper to replace.

3. Setting up your phone system and security monitoring (optional)

Your phone services can be handled by either Cox Communications or AT&T. The number for Cox Communications is (225)615-1000. AT&T is (888)757-6500.

Security monitoring is included in your rent, if you have a phone line to the house. Please contact the clubhouse to set up the security monitoring.

4. Hooking up your internet service. (optional)

You may use any provider for internet service. If you are an LSU student you may go to your PAWS account or call Cox at (225)615-1000.

5. Complete your move-in checklist

Make sure to complete your move-in checklist and list any items that need to be fixed, or that you do not want to be responsible for when you move out. Keep a copy for yourself and we will keep one in your file to refer to when you move-out. This must be turned in within two weeks of your move-in date. This is for your protection when you move-out, please be sure to turn it in!

Your new address is: 4000 Lake Beau Pre' Blvd.
Suite (Unit #)
Baton Rouge, LA 70820

Welcome to Lake Beau Pre' Townhouses; please let us know if you have any questions!

9270 Siegen Lane suite 604 Baton Rouge, LA 70810 office-225-767-2227 fax-225-767-1221

www.deanrealestate.net

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