

# The AFTICA Group, L.L.C.

600 East Higgins Road, Suite 1D  
Elk Grove Village, IL 60007-1442

Phone (847) 228-6022

## FAQ

**What can I be charged for under my lease?** Provided you do not damage your Suite, there are no additional charges beyond rent, and if applicable to your Suite, electric.

**What taxes am I responsible for?** Under the lease, we pay all property taxes. You will have no responsibility for property taxes, even if they go up.

**Who pays for heat and air conditioning?** We pay to heat and air condition the building. You will not be responsible for this cost.

**Is the landlord available?** Management is located on-site in Suite 1D. There is usually someone on location Monday through Friday, 7:00 am through 4:00 pm and Saturday mornings, holidays excepted.

**Is the building secure?** We utilize Schlage Primus cylinders in all doors to provide a higher level of security. The Primus keys cannot be duplicated except by us. Your key will allow entrance your Suite and the common areas, nothing else. Access to the building is available 24/7.

**Do I need chair mats?** Yes, chair mats are a requirement of your lease. Failure to use chair mats will damage the carpet.

**Is cleaning included in the lease?** Yes, and no. Cleaning of the common areas, including bathrooms and emptying the garbage within your Suite is done twice a week, typically on Mondays and Thursdays, Holidays excepted. We will also spot vacuum your Suite provided there are no obstructions or wires.

**What about garbage?** Waste is removed from your Suite twice a week, typically on Saturday and Thursday mornings, Holidays excepted. The dumpster is locked at all times. If you have additional waste disposal needs, please contact us.

**Can we recycle?** Limited recycling is provided. Items we recycle must be completely empty glass or plastic bottles, paper, cardboard, aluminum cans and many electronic items. We will not recycle any items with food waste of any type. Contact us if you are interested in participating.

**Tell me about management?** The AFTICA Group has owned and managed the premises since 2001. We respond promptly to tenant concerns and maintenance issues. Over 50% of the Suites have been our tenants for over a decade, some for two. Feel free to inquire with one of the other tenants if you wish.