

FREQUENTLY ASKED QUESTIONS

How are late fees assessed?

Rent is due on the 1st and delinquent on the 2nd of each month. A late fee of \$5 per day starts on the 2nd but is waived if rent is received by the 5th. On the 6th, a \$25 fee is charged and an additional \$5 daily is charged until the rent is paid.

Under what circumstances will you enter my residence without notice?

For emergency only. Otherwise, 24-hour notice is required.

How far in advance to I need to give notice before moving out?

If you intend to move at the end of the 12-month lease, you must give notice 30 days prior or the lease continues. If the lease is month-to-month, notice must be given before the 1st day of your last month. As an example, if you plan to move out at the end of June, you must give notice before June 1st.

Can I sublet the residence, and if not, what is the penalty for breaking my lease?

Subletting is possible, but only with the approval of the landlord. If you break the lease, you are responsible for rent, utilities, and maintenance until the end of the lease. However, your responsibility ends when a new tenant moves in.

Can I make changes to the residence, and will there be costs involved?

Absolutely no changes unless approved first by the landlord.

Are any utilities or services covered in the cost of the rent?

In general, tenants pay all utilities, however, in some cases the landlord pays some of the utilities.

How do you handle emergency repairs?

Emergencies such as broken pipes or no heat in extreme cold weather will be handled as soon as possible. Most issues are not emergencies and will be addressed the next day.

Can I use my own Appliances?

When appliances are provided, you must use those appliances. Electric appliances like crockpots, air fryers, microwaves, and electric skillets are acceptable. Under no circumstances should propane or gas be used in the residence.

You must maintain the appliances in clean condition. For any damage caused by misuse, the tenant is responsible for repair or replacement. In some cases, cooking with large pots on high heat for extended periods results in burnt wiring. If this happens, Tenant is responsible for repair or replacement.

Do you accept HUD Section 8?

Most of our owners will accept Section 8

Do you allow smoking?

No

Do you allow grills?

Grills are allowed at houses and duplexes, but are not allowed at apartments, unless the property has a designated grilling area.

What is the Security Deposit?

Equal to 1 month's rent

What's the application process?

Each occupant 19 and older needs to complete an application and pay the application fee of \$25.

Will I get my Security Deposit back?

Yes, contingent upon the terms of the lease being met.

How long are leases?

12 months

Do you allow month to month leases?

No. Leases convert to month to month after 1 year.

Do you allow pets?

Generally, pets are allowed with a onetime refundable pet deposit equal to 25% of the rent and a pet fee of \$50 per month for each pet. Some owners do not allow pets.