

## FAQ'S

- **What is the term of the lease?**  
1 year from August to August. There are instances where current residents look to sublease their apartment, so the potential exists for a summer-only sublease - just ask us.
- **Who pays the utilities?**  
The tenant.
- **Can I sublet?**  
Yes, with written permission and a sublease agreement.
- **Are pets allowed?**  
No.
- **Is smoking allowed?**  
Yes, but the tenants are responsible for any damage and must keep cigarette butts in a container.
- **How much is the security deposit?**  
The same as one month's rent. This cannot be used for the last month's rent.
- **Do I have to pay a 1<sup>st</sup> or last month's rent upon signing a lease?**  
No, just a security deposit. Rent is due the month in which you move into the property.
- **Do parents co-sign?**  
Yes
- **Can I pay rent with an individual check? Or must we submit one combined check?**  
Individual checks are ok. The rent is due on the 1<sup>st</sup> of the month.
- **Is there parking?**  
Yes, for each tenant.
- **Are the properties close to the BSU campus?**  
Yes, all are within walking distance and bus stops are nearby if needed.
- **Are the apartments/houses furnished?**  
No. They all come with appliances, but no furniture.
- **Who is responsible for mowing the yard?**  
The landlord.
- **Who is responsible for the removal of snow and ice?**  
The tenant.
- **May I paint the apartment?**  
No.
- **Can I make alterations?**  
Only with prior written permission from the landlord.
- **Is there cable and internet hookup?**  
Yes.
- **Is there air conditioning?**  
Yes.

- **Is there a washer and dryer?**  
In most properties, but some do not have any hookups.
- **Is there a garbage disposal?**  
Only in 223 S. College.
- **Is there a dishwasher?**  
Only in 223 S. College.
- **Are there ceiling fans?**  
Yes, in most of the properties.
- **Is there a late fee if rent is not paid on time?**  
Yes. Rent is due on the 1<sup>st</sup> of the month. Checks may be sent early but will not be deposited in the bank until the 1<sup>st</sup> of the month.
- **When is trash pick-up? What are the tenant's responsibilities?**  
Trash must be placed inside of the city-provided container and placed along the street each week.
- **What preparation is done to the property before I move in?**  
Carpets are professionally cleaned  
Walls painted  
Appliances cleaned  
Bathrooms and kitchens cleaned  
All light bulbs and detectors operational  
All repairs completed  
A check-in will be completed upon move-in
- **Is there a check-in procedure**  
Yes. It will be completed with the tenant and landlord.
- **Is there a check-out procedure?**  
The tenant will be given a check-out list before the final month of the lease. It will outline what is expected to be cleaned, replaced, and repaired. A walk through can be scheduled with the landlord to make sure each item is completed.
- **How are maintenance problems handled?**  
Tenants may call the landlord who will contact a contractor to fix the problem. Most problems are resolved within 24 hours.
- **When do I have a chance to renew the lease for the next year?**  
Leasing will begin in September for the following school year

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