

## Frequently Asked Questions and Answers

### ***Do I have to make an appointment to see an apartment?***

It's always a good idea to call before coming to see an apartment. However, even without advance notice, we are often available to show an apartment. Please call us at: 734.973.1616.

### ***Are there appliances included with the apartment?***

Yes, the kitchen is fully equipped with refrigerator, electric stove and garbage disposal. Dishwashers are also available.

### ***What is included in our rent payment?***

Heat is included in the rent as well as trash removal and free parking. You are responsible for paying for the electric utility service and the water usage in your apartment home.

### ***How much is the typical monthly electric and water bill?***

Typically electric cost for a one bedroom will average approximately \$15-25 and a two bedroom \$35-45, depending on usage. Water averages \$25 for one person and \$38 for two people.

### ***Are the heating units individually controlled?***

Yes, the heat is individually controlled in each apartment. The boilers are shut down for the warm part of the summer and started again when the weather becomes cool in the fall.

### ***Is the area well lighted and are there security doors?***

Our parking areas are all well lighted and each floor of our three-story buildings has a bright photosensitive light that shines early in the evening. Each apartment entry door is equipped with a dead bolt and inner chain lock.

### ***What are your income requirements? Do you accept applicants with a Section 8 designation?***

In general, our income requirement is three times a month's rent gross income for one income and four times a month's rent for two incomes. We also consider various other forms of income, including co-signors and student loans. Please call for further information. We do not participate in the Section 8 housing program.

### ***When is rent due each month?***

Rent is due on the first of the month, but we do give a 7-day grace period. If our office receives your rent after the 7th, we do charge a \$30 late fee.

### ***How much is your application fee?***

We do not require a fee to apply for one of our apartments. We do ask for a check in the amount of your security deposit along with your application. If the application is denied, we return your check immediately.

### ***How much are the total move-in costs?***

Upon move-in, you will only owe pro-rated rent for the month you move in if you begin your lease prior to the 15th, along with a \$75 administrative fee. If you move in after the 15th, we also require that you pay the following month's rent.

***Do you have after-hours emergency maintenance?***

Yes, we have an excellent on-call maintenance staff for emergencies after business hours. Emergencies include such situations as no heat, malfunctioning toilet, etc.

***Do you allow pets?***

We do welcome cats. Unfortunately, we do not allow dogs of any breed, size or weight. A non-refundable pet fee of \$75 will be charged at the time of move-in plus an additional \$20 per month.

***How close is the AATA public bus route?***

The bus passes directly in front of our community on Huron Parkway and travels a route to downtown Ann Arbor. Transfers are available to other AATA routes after you board.

***Do you have an on-site laundry facility?***

Yes, we have a laundry facility in the lower level of each building. Our washers and dryers are coin-operated.

***Do you charge for parking?***

We do not charge for parking. We do have covered parking spaces available for a monthly fee.

***Do you offer short-term leases?***

Our standard lease is 12 months; however, we do offer short-term leasing as small as a six-month lease on a limited basis. There is usually a fee for the shorter term leases, depending on when the lease ends. Please check with the office for details.