



## 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, feel free to stop in without notice and we will make every effort to show you around.

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

Yes, the kitchen is fully equipped with refrigerator, gas stove and garbage disposal. Most of the apartments also include dishwashers.

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

Heat, air conditioning and gas are included in the rent as well as trash removal and free parking. You are responsible for the electric utility cost and the water bill for your apartment home.

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

Electricity in a one bedroom typically will range from \$15-25 and a 2 bedroom \$35-45. It depends on usage. The approximate water cost for one person is \$26, two persons \$40, and three persons, \$50.

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

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

### ***What about security? Is your area well lighted and do the apartments have security doors?***

Our parking areas are all well lighted and each floor of our three-story buildings has a bright photosensitive light that turns on early in the evening. The apartment entry door is equipped with a dead bolt and inner chain lock. Each of our 11 buildings is separately keyed and uses an intercom system for guests to announce themselves.

### ***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, however, accept those under Section 8.

### ***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 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 total move-in costs?***

Upon move-in, you will only owe pro-rated rent for the month if you begin your lease prior to the 15th, along with a \$50 administrative fee per application. 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 \$15 per month.

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

The bus passes directly in front of our community on Huron River Drive and travels a route that concludes in downtown Ann Arbor. You can receive a transfer to another AATA route after boarding.

***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. Each resident with a vehicle receives a parking permit that allows them to park in our lot. There is some limited guest parking and guest passes are available in the office. Please see our staff for details.

***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.