**Frequently Asked Questions about our Lease**

**Q: Is there a security deposit?**

**A: Yes, each tenant owes a $500 security deposit and a $40 application fee. The application fee is a non-refundable one- time fee. The application must be filled out completely. If you choose to rent with us in the future at one of our other properties you will not have to pay the application fee again.**

**Q: Can I just rent one room?**

**A: No, all of our house rentals must be rented as a whole house.**

**Q: Do you offer 6 month leases?**

**A: No, all leases are for 12 months .**

**Q: What is the earliest I can move in?**

**A: We have to get you in by August 8th and you must be out by noon on July 26th**

**Q: Do you accept subleasing?**

**A: Yes. However, as per lease you must have approval from us before this can be done. If you want another tenant to take over your room they must submit the same paperwork that you did and there is a $200 sublet fee in order for you to get out of the lease.**

**Q: Do you have 1 lease for the whole house or are there separate leases for each individual tenant?**

**A: We are only allowed one lease per address.**

 **THIS IS A CITY LAW AS THESE ARE RESIDENCES, NOT APARTMENTS!**

**Q: If we want to rent a 5 bedroom house but only have 3 tenants will you fill the other 2 rooms?**

**A: When you sign the lease you are renting the whole house. We do not add tenants to fill rooms. It is up to your group to find others you want to live with.**

**Q: What if we only have 4 tenants for a 5 bedroom house and we cant find someone to fill the last room OR we only want the 4 of us living together?**

**A: You would be required to pay for the remaining room. Many students choose to do this so they have an official study room or common area.**

**Q: What if a tenant doesn’t pay their portion of rent?**

**A: We contact their guarantor/ cosigner, but if they refuse to help or pay, then their rent portion must be paid by the remaining tenants.**

**The house can take the tenant and their guarantor to small claims court for reimbursement of any court fees, rent, or utilities.**

**Q: What if a tenant doesn’t pay their part of the utilities?**

**A: As per the lease all tenants are responsible for the utilities. We as the leasing agents can not get involved with tenant issues.**