

Frequently Asked Questions

1. HOW DO I RENT A PLACE IF I SEE ONE I LIKE ONLINE AND WOULD LIKE TO SET UP A TIME TO SEE IT?

Contact Michael or Angel Deddens at 740-593-8877 or by email Michael Deddens mjdeddens@yahoo.com or Angel Deddens angel.deddens@yahoo.com .

2. IF MY APPLICATION TO RENT IS APPROVED, WHAT'S THE NEXT STEP?

You will have 24 hours to pay your deposit-to-hold. These will be equal to one month's rent. This deposit will guarantee the property will not be rented to anyone else for 3 days. You are required to sign the lease within that time frame or the property will be placed back on the "Available List." The deposit-to-hold is 100% NON-REFUNDABLE, in other words, should you decide not to sign the lease, you forfeit the deposit-to-hold. No additional deposit money is required when you sign the lease. Your deposit-to-hold converts to a security deposit when the lease is signed. We will also make a copy of your driver's license.

3. IF I AM RECEIVING FINANCIAL ASSISTANCE FROM SCHOOL, MAY I PAY LATER THAN THE DEADLINE?

Our procedure for those tenants who receive an "overage check" from the school is as follows: (deferment policy does not apply to leases with monthly payments)

- a. Any new tenant's first payment must be paid on time, regardless of circumstance. It may require using all your savings or borrowing from friends or family to make a commitment for that first payment.
- b. Any further payments may be deferred until the school releases the "overage", with the stipulation that you submit verification from *Financial Aid* to our office in advance of any payment due date (an example would be an "awards letter" documenting financial aid approval and approximate disbursement dates). Unless you provide the necessary documentation by the deadlines, the \$5 a day service fee cannot be waived.

4. IS EVERY PERSON ON MY LEASE RESPONSIBLE FOR PAYMENT OF RENT AND UTILITIES?

If you have signed a joint contract, **YES**, you are each jointly and individually responsible for all payments. On **individual** leases in shared housing, you are responsible for your specific amount of rent only, plus your portion of the household utility bills.

5. WHAT ARE YOUR PAYMENT DATES?

Payment dates for Athens leases are June 1, August 15, November 15 and February 15. We accept cash, check, money order, **WE DO NOT ACCEPT CREDIT OR DEBIT CARDS.**

6. HOW ARE UTILITY BILLS PAID?

Tenants are responsible for paying their own utilities for the duration of their lease unless it is included in their rent. Your lease will state if landlord pays for any utility; review your contract. We provide our tenants with move-in packets before leases begin. This packet features utility company names and contact information. Some utility companies may require a deposit. If you're sharing a house/apt. with others, normally each tenant becomes responsible for a particular bill. Most households designate one individual to be responsible for a particular utility who then collects each person's share. It is suggested that you pay your portion of any bill with a check made out to the specific utility company.

7. CAN WE HAVE PETS?

Check with us for allowable types of pets. **NO DOGS OR CATS ARE PERMITTED IN MULTIPLE UNITS!** Fleas and allergies in Southeastern Ohio make it difficult to keep dogs and cats in rental properties.

8. ARE YOUR PROPERTIES FURNISHED OR UNFURNISHED?

Properties are unfurnished. Your kitchen will be equipped with a minimum of a stove and refrigerator.

9. WILL I GET MY SECURITY DEPOSIT BACK?

You will, if all utilities are paid and no damages occur during the tenancy.