

Inn-Town Homes and Apartments
2104 Tuller St.
Columbus, OH 43201
(614) 294-1684

ANSWERS TO FREQUENTLY ASKED QUESTIONS

What is the apartment rental process at Inn-Town Homes?

When you decide you want to rent an apartment, you must pay the security deposit for the apartment. A security deposit is held for the entire term of the lease and refunded within 30 days after the end of their lease date, minus any damages and unpaid rent/fees. When you decide that you want to rent the apartment, you must pay at least half of the security deposit. The remainder is due within 10 days. Security deposits may be paid in cash, check, money order, or credit card. **There is no application fee!**

Once you've remitted at least half of the security deposit, you will receive leases and applications:

Master lease— due one day after initial deposit is remitted – this lease is signed by each intended resident of the apartment and is a jointly and severally liable contract.

Cosigner leases and applications – due within 10 days of the initial deposit – each intended resident receives one cosigner lease and application to be filled out with their respective cosigner. (Cosigners are usually a parent, grandparent, aunt or uncle; someone who is willing to be financially responsible for payment of the resident's rent should they not pay.) These leases are limited in liability by the number of residents of the apartment. Cosigner's signature must be notarized by a notary public.

****All deposits, leases, and applications must be received by Inn-Town Homes within 10 days of the initial deposit. Failure to do so may result in re-rental of apartment. ****

What is your rent payment policy?

On move-in day, Ohio residents will pay first and last months' rent. Out-of-state residents will pay first and last two months' rent.

Every month thereafter, rent will be due on the first of the month. Rent may be paid by one check, money order, or cashier's check.

Remember, the security deposit you pay upon rental does not count as rent; it is strictly a security deposit.

What is a water / CAM charge?

The water/CAM charge is a monthly fee which pays for water and sewer charges for your apartment and Common Area Maintenance. This amount is already included in the rent price listed at the top of your lease. Common Area Maintenance includes general cleaning outside the building, lawn care, snow removal, etc. This does not in any way exclude the residents from taking responsibility in cleaning up the exterior of the building after parties.

My move-in date is mid-month. Do you prorate the first month's rent?

Your rent is already prorated. We take the total amount of rent we want to receive for the year, prorate out the number of days you won't be in the apartment, and then divide it into twelve equal installments. This method makes it easier for you to keep track of how much you owe each month.

What about pets?

We absolutely **do not** allow pets in our apartments. This includes cats, dogs, ferrets, etc. Fish and birds are acceptable. **NO EXCEPTIONS WILL BE MADE.**

Can I sublease my apartment?

Subletting is permitted in the summer months only (June and July only for 2012-2013 school year). We suggest you get a security deposit (at least \$100), because as the signer of the lease, you will ultimately be responsible for any damage that might occur to the unit.

How do we pay for utilities?

Inn-Town Homes does not in any way assume responsibility for the utilities inside our apartments. Each apartment will be responsible for setting up utilities in their own names. The only exception to this is the water, which is already set up and included in your rent each month.

Utility companies are:

Warner Cable: 614-481-5050 or online at www.twcol.com

Columbia Gas: 1-800-344-4077 or online at www.columbiagasohio.com

American Electric Power (AEP): 1-800-277-2177 or online at www.aep.com

City of Columbus (Division of Electric): 614-645-7360

How many parking spaces do we get?

Because parking is extremely crowded all over the campus area, parking spaces are limited and vary per building. Please see your leasing representative for specific information about your apartment.

Yearly cost of passes are \$90*.

*This price excludes the apartments at 31-33 E. Frambes and 30-36 E. Woodruff. Parking for these buildings are in a gated parking garage and are \$480 for the year payable by debit card or check. **NO CREDIT CARD OR CASH.** In addition, there will be a one-time refundable deposit of \$100 to be paid for the garage remote.

If you know that you are going to have more cars than your allotted spaces, you may purchase permit- parking passes through the City of Columbus. The phone number is (614) 645-6400 and the office is located at 2700 Impound Lot Road. These districts exist on E. & W. Norwich Ave., E. Northwood Ave., part of Frambes, E. 17th, E. 18th, E. 14th, E. 13th, E. 12th, W. 10th, and part of W. 9th. Check for signs in your area.

What if I want to see my apartment again after I rent it?

Due to the high volume of persons looking at apartments in November, December, January and February, once you rent an apartment, we ask that if you need to see the unit again that you either make arrangements to do so on your own by knocking on the door or contacting our office in the month of March to schedule an appointment. We have floor plans for most of our apartments and you can request a copy in our office. Beginning April 1st, we will downsize our staff and will no longer have extra personnel to take you on these appointments. Therefore, you will need to make arrangements with the current residents.

What about Security Deposit Returns?

We videotape all of our apartments upon move out so there are no discrepancies about security deposit returns. We also send out move-out packets that give you details on exactly what we expect of your apartment when you move out. If you follow these instructions, you should have no problems receiving a fair refund.