



INN-TOWN HOMES & APARTMENTS

614-294-1684

INN TOWN HOMES & APARTMENTS Frequently Asked Questions

Renting

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

Renting an apartment from Inn-Town Homes is a simple process. When you decide you want to rent an apartment, you pay at least half of the security deposit to take the apartment off the market. The remainder is due within 10 business 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 makes all residents of the apartment jointly and severally liable.

Cosigner leases and applications – due within 10 days of initial deposit – each intended resident receives one cosigner lease and application to be filled out with their respective cosigner. (Cosigners are parents, grandparents, aunts or uncles; someone who is able to be financially responsible for payment of 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 deposit, leases, and applications must be received by
Inn-Town Homes within 10 business days of 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 check, money order, or cashier's check. Only one check per apartment is accepted for rent each month.

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

Can I sublease my apartment?

Subletting is permitted in the summer months only (June, July, and August). 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. All roommates staying in apartment must agree to choice of sublettor.

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 for the year, prorate out the number of days you will not 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.



Utilities

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.

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; it is already set up and included in your rent each month. (Some apartments do include gas in rent, see you rental agent for details.)

Utility companies are:

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

Ameritech: 1-800-660-1000 or online at www.sbc.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 (electric): 614-645-7360

Pets, Parking, Security Deposit, etc.

Inn Town Homes has a strict NO PETS ALLOWED rule. Are there any exceptions?

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.

How many parking spaces do we get?

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

Yearly cost of passes:

\$75* - first year residents

\$50* - second year residents

Free* - third year and beyond

*These prices exclude the apartments at 31-33 E. Frambes and 30-36 E. Woodruff. Parking for these buildings is in a parking garage and is \$120 per quarter.

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 400 W. Whittier St. These districts exist on E. Norwich Ave., 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 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 or contact our office in the month of March to schedule an appointment. On this appointment, you can show new roommates and parents or measure your apartment, as we do not have floor plans available. 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 to see your apartment.

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.
