

# Helpful Information for Parents

**Welcome parents! The information presented here provides answers to questions that parents most frequently ask. Please note that these answers are generic, for specifics, check the exact property that you're interested in. If you have any other questions or need any clarification, please call us at 434-409-9647 or 434-295-6553. We're here to help.**

## **About our company**

We're a family owned and operated business dealing exclusively with UVA students. We take great pride in our professionalism and strive to provide exceptional, personal, and timely service at all times.

## **When does leasing start for the next school year?**

Leasing for student housing generally begins in late September and early October. Most of our properties are leased by late October. Because prime locations such as Wertland Street and Jefferson Park Avenue lease quickly, for the best selection, one should not wait too long before deciding where to live.

## **How long are your lease terms?**

All of our leases are for 12-months, they begin on June 5<sup>th</sup> and end on May 25<sup>th</sup> of the following year.

## **What is the price range of your apartments and houses?**

Of course, prices vary by property, but range from \$500 to \$600 per bedroom. The exact price of a specific property, along with that property's features and amenities, is listed on our website.

## **What utilities are included in the rent?**

Trash pick-up (100% single stream recycling), yard care, off-street parking, general maintenance, and repairs are included in the rent for all of our houses and apartments. In some apartments, cable TV and high speed Internet is also included. Check the specific property you're interested in.

## **What utilities do residents pay for and how much do they usually cost?**

Residents pay for electricity, water, and sewer in all properties. In most properties, residents also pay for cable TV, Internet, and gas if they have gas heat or a gas stove. Utility costs vary depending on the residents' usage habits and the age and energy efficiency of the property. In most properties, utilities average about \$50-\$75 per person per month. In the houses, because they're not as energy efficient, utilities are typically \$75-\$100 per person per month.

## **Who do we call to connect the utilities?**

- Electricity: Dominion Power (888-667-3000; [www.dom.com](http://www.dom.com))
- Water, sewer, and gas: City of Charlottesville (434-970-3211; [www.charlottesville.org](http://www.charlottesville.org))
- Cable TV and Internet: Comcast (800-COMCAST; [www.comcast.com](http://www.comcast.com))

A deposit is generally required when applying for utilities. The utility companies mail monthly bills directly to your child's residence. They also offer on-line bill paying.

## **What about parking?**

Reserved parking is included at no charge at all of our properties; with most properties having enough parking spaces for all residents. In our four-bedroom apartments, three assigned spaces are included at no charge and a limited number of extra spaces available for \$495 a year. There are also some on-street spaces available on a first-come, first-served basis. In some neighborhoods, on-street parking permits are required.

## **Is my child signing an individual lease for a room?**

No, each resident signs a lease "jointly and severally". Each person is renting an entire house or apartment, along with all of the other members of their group and each resident is equally responsible for all of the terms and conditions of the lease. A *Residential Lease Guaranty* is also required from each student's parent or guardian. A copy of both the *Lease* and the *Guaranty* are posted on our website.

### **What is a Residential Lease Guaranty and is it required?**

The *Residential Lease Guaranty* is a legal document signed by each student's parent or guardian ensuring us that all expenses and obligations of the *Lease* will be met. The *Guaranty* is required because most students are not financially independent and it's the parents who ultimately pay the bills.

Over many years of renting to thousands of students, we've never had a problem collecting or enforcing any *Lease* obligation. Having the parents of each resident jointly responsible for all financial obligations provides all parties with a more secure and legally solid relationship.

A copy of the current *Residential Lease Guaranty* is posted on our website and can be electronically signed and quickly and conveniently emailed to your student and to us. Of course, you may also hand sign and mail (or scan and email) the document if you are more comfortable doing so.

### **When is rent due and where should it be sent?**

The first month's rent and the *Refurbishing Fee* are due on June 1<sup>st</sup>, with subsequent rental payments due on the 1<sup>st</sup> of each month. Rent not postmarked by the 1<sup>st</sup> of the month is late and will result in a late rent charge of \$50, plus a charge of \$10 for each day that it's late. If the 1<sup>st</sup> is on a Sunday or a holiday, the next business day will be considered on time. Late charges are usually deducted from the Security Deposit.

Rent should be mailed to Charlottesville Apartments, 1940 Blue Ridge Road, Charlottesville, VA 22903-1216.

### **What is the Refurbishing Fee and when is it due?**

Each Resident is charged a one time *Refurbishing Fee* which covers some of the costs associated with returning the *Property* to its original condition after your child's group has moved out. The *Fee* covers 10 hours of move-out cleaning, minor patching and drywall repair, painting, basic floor refinishing, replacing light bulbs and other miscellaneous items, and other minor repairs due to normal use of the *Property*. It doesn't cover major or excessive damage (broken doors, large holes in the walls, deep scratches on the floors, broken blinds, late rent charges, etc.). The *Refurbishing Fee* is paid as additional rent and is not part of the *Security Deposit*. Your *Security Deposit* will not be charged for any costs already covered by the *Refurbishing Fee*. In other words, you will not be charged twice for the same repairs.

### **How much is the Security Deposit?**

All Residents pay a *Security Deposit* of \$500 per person that's held until the end of the Lease or until the *Property* is vacated. Damages, unpaid rent, and any other charges due under the Lease will be deducted from the *Security Deposit* before the balance is returned.

### **How do we get our Security Deposit back?**

After everyone moves out and the *Property* is cleaned, an inspection will determine how much it will cost to return the *Property* to the same condition as it was when the residents moved in. The balance of the *Security Deposit* will be returned within 45 days after the end of the Lease along with an itemized list of damages and deductions. The *Deposit* will be refunded by one check sent to the Contact Person who is responsible for its appropriate distribution to the other Residents. The Contact Person knows who lived in which room and who may be responsible for what damage.

We're happy to have either the resident or their parents present for the final inspection; we'll notify the interested parties of the date and time. Our records of charges and deductions to your child's *Security Deposit* are available to the residents and their parents at any time. Just email us with your request and we'll send you a copy.

### **Do you rent to people other than students?**

We rent exclusively to students. With a few exceptions, because of differences in lifestyles and schedules, we've found that regular people and students rarely live well in close proximity.

### **What forms of payment are accepted?**

Payments may be made by personal check, cashier's check, or money order. Cash is only accepted during office hours when a receipt can be provided. At this time, credit or debit cards are not accepted.

### **Do you require renter's insurance?**

Yes we do. Renter's insurance is a very cost effective way to limit your financial exposure in you're your child cause some catastrophic damage. Many homeowner's policies will cover your child while they are at school; you should check with your agent about coverage.

### **What type of properties does Charlottesville Apartments lease?**

We offer a selection of quality, medium and large homes (from 5 to 8 bedrooms), and a variety of apartments (from 1 to 4 bedrooms), all located in prime locations, and suited to a variety of budgets.

Many of our apartments are considered "luxury" apartments, featuring hardwood floors, granite countertops, widescreen Plasma TVs, high speed Internet (300 Mbps), whirlpool tubs, five-foot walk-in showers, heated floors in some of the bathrooms, extra large bedrooms with eight-foot closets, patios or terraces for each apartment, central air-conditioning, full size washers and dryers in every unit, energy star appliances throughout, decorator colors, mini-blinds on all windows and doors, complete kitchens in either black or stainless, smooth-top ranges with self-cleaning ovens, full sized built in microwaves, dishwashers, disposals, 23 cubic-foot refrigerators, and custom solid cherry or hickory cabinets.

### **What are the differences between leasing a house and an apartment?**

Some students think it's required to live in a house at least once during their years at UVA. Although houses are typically older than apartments (most houses close to Grounds are considered historic), houses offer some qualities that are not available in apartments. Houses generally have larger bedrooms, larger windows, taller ceilings, and larger outdoor space such as patios, decks, and grassy yards. Houses usually have more bedrooms than apartments (from 5 to 8 bedrooms) and most have enough private, off-street parking for every resident. Rent in the houses is often a little less per person because there are more people splitting it. On the other hand, the utilities are generally a little more per bedroom because the older houses are not as well insulated, most have window units rather than central air-conditioning, and gas furnaces and radiators rather than more efficient heat pumps.

Apartments are a better choice for those who prefer to live in newer construction. Our apartments range in size from 1 to 4 bedrooms, and feature modern kitchens and bathrooms, central air conditioning, with cable, high speed Internet, and phone connections in each room. Depending on the property, most apartments include an off-street parking space for every tenant. Our four-bedroom apartments provide three reserved spaces.

### **How are repairs requested?**

Residents may place a maintenance request by email, text, or phone. Each group chooses a Contact Person who is responsible for communicating with us. When requesting maintenance, they need to provide their name, which property they live in, their phone number, and a brief description of the problem.

In addition to normal maintenance, residents are provided an after-hours and weekend number to call.

### **Can the apartment be sublet over the summer?**

Yes, summer sublets are permitted, without charge. The leasee is responsible for any damage to the *Property* that may be done by the sub-leasee, so be sure your child subleases to someone they know and trust. We recommend the resident and the sub-lessee sign a sublet agreement. Those agreements are available through UVA Student Legal Services. Since the resident is responsible for the Lease, rental payments cannot be accepted from the sub-leasee.

**Let us know if there is anything else we can do for you.**

**Charlottesville Apartments, LLC**

**1940 Blue Ridge Road**

**Charlottesville, VA 22903-1218**

**434-295-6553 or 434-409-9647**

**CvilleApartments.com**