

## **Frequently Asked Questions:**

### **How much is the rent?**

Rent for the 2025-2026 school year is \$3,580 per month for the standard Floor Plan B (approximately 1,700 sq. ft.) and \$3,680 per month for the larger Floor Plan A (approximately 1,800 sq. ft.) in units with hardwood floors, or \$895 and \$920 per bedroom respectively. For the other ground floor units (Apartments 1, 2, 11, 12, 13, & 14) Rent is \$3,440 for Floor Plan B and \$3,540 for Floor Plan A, or \$860 and \$885 per bedroom.

### **What's included in the rent?**

- Gigabit High speed wired and wireless internet service in every room
- Three reserved and numbered parking spaces
- Trash pickup, routine maintenance, and grounds care
- A friendly and responsive staff available to answer questions and take care of maintenance issues

### **What utilities do the tenants pay for and how much do they typically cost?**

Your group would be responsible for electricity and water bills. Although utility costs can vary based on the consumption habits of the individual tenants, they generally average about \$50 per person, per month. With a little effort towards conservation, your costs could be lower.

### **What furnishings and appliances are included?**

Each apartment has its own laundry room with a full-sized washer and dryer. Kitchens are equipped with a dishwasher, garbage disposal, smooth-top range with a self-cleaning oven, built-in microwave, and a large refrigerator with icemaker. There are also bar stools provided for the kitchen breakfast bar and a 50" flat screen television and entertainment stand in the Living Room at no additional cost.

### **What size are the apartments?**

There are thirty apartments at 1815 JPA; all of them have four large bedrooms, two full bathrooms, and one or two patios. Bedrooms measure approximately 11 ft. x 13 ft. and all have 8 ft. closets. Both bathrooms have a shower; one bathroom also has a whirlpool tub. There is a spacious living and dining area, a laundry room, and a large pantry and storage closets.

### **Can two people share a bedroom?**

Yes. There are two floor plans at 1815; one of them has an 18 ft. "master" bedroom with a walk-in closet and its own balcony, which can easily accommodate two people. There is an additional charge of \$100 per month for each additional tenant sharing a bedroom.

### **Are all leases 12 months?**

Yes. Leases start on June 5<sup>th</sup> and end on May 25<sup>th</sup> for new, incoming tenants. Current renewing tenants' leases start on May 25<sup>th</sup> and end on May 25<sup>th</sup> of the following year.

### **Is subleasing allowed for portions of the lease-term?**

Yes. However, finding a sub-lessor is your responsibility and you are responsible for the full rent and any damages that occur.

### **What is the Refurbishing Fee?**

The Refurbishing fee, or Restoration fee, is a one-time charge paid as extra rent by all Residents. It covers the costs associated with returning an apartment to a like-new condition. It does not cover move-out cleaning or repairing major damages to appliances, floors, doors, etc. It is separate from the Security Deposit, and allows Residents to decorate the apartment and enjoy the space freely and comfortably without worrying about unknown charges for doing so. The Refurbishing Fee is \$195/person for ground floor units and \$295/person for all other units.

### **What is the Lease Guaranty and why are they required?**

The Lease Guaranty is an agreement that a parent or financial guardian of each group-member must sign. Basically it states that, if the residents fail to fulfill their financial obligations as outlined in the Lease Agreement, the Guarantors will be held responsible as well.

### **Are pets allowed?**

No. No pets or animals of any kind are allowed at 1815. Sorry.