



ANSWERS TO FREQUENTLY ASKED QUESTIONS

What is the apartment rental process at Harrison Apartments?

When you decide you want to rent an apartment, you must pay at least half of the holding fee. The remainder is due within 2 weeks. Holding fees may be paid in cash, check, money order, or credit/debit card. Checks are to be made out to Harrison Apartments. **There is no application fee!** The holding fee becomes your security deposit upon move-in.

Once you have paid at least half of the holding fee, you will receive leases and applications:

Master lease – due one day after initial holding fee is paid – this lease is signed by each intended resident of the apartment and is jointly and severally liable.

*Harrison Apartments does offer the option of being on individual leases for an additional monthly fee. ALL roommates in the apartment must choose the same option. If at any time a resident on an individual lease defaults, Harrison Apartments reserves the right to place another roommate in the apartment.

Cosigner leases and applications – due within 10 days of the initial holding fee payment – each intended resident receives one cosigner lease and application to be filled out with their respective cosigner. (Cosigners are usually a parent, grandparent or legal guardian. Any exception to this must be okayed by the manager) Leases are limited in liability for the cosigners by the number of residents of the apartment. Cosigner's signature must be notarized by a notary public.

****All holding fees, cosigner leases, and applications must be submitted to Harrison Apartments within 10 days of the initial payment. Failure to do so may result in re-rental of the apartment.****

What is our rent payment policy?

On move-in day, residents will pay first months' rent.

Every month thereafter, rent will be due on the first of the month. Rent must be paid through our online resident portal. The online resident portal accepts multiple payment methods.

Students without a cosigner will be required to pre-pay the last six rent installments before spring semester ends and sign a No Cosigner Addendum. If a copy of their I-20 is presented, residents will only owe the last three rent installments.

Remember, the **holding fee you pay upon rental does not count as rent**; it becomes the security deposit that is held with the apartment and is refunded back 30 days after your lease ends minus damages.

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 are acceptable. **NO EXCEPTIONS WILL BE MADE.**

Can I sublease my apartment?

Subletting is permitted in the summer months only (May, June and July) provided your roommate(s) agree to the sublessee you choose. Residents and sublessees must fill out paperwork with the office.

How do we pay for a cable upgrade?

Harrison Apartments does not assume responsibility for any cable upgrades inside our apartments. Each apartment will be equipped with cable and internet, but residents may put any cable upgrade in their own names by contacting Spectrum. All other utilities will be provided as part of the lease.

Spectrum: 1-855-895-5302 or online at www.spectrum.com

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. **A valid parking pass is always required to park in our lot.** Cost of semester passes are as follows:

\$180 - Autumn Semester
\$180 - Spring Semester
\$140 - Summer Semester

Parking passes can be purchased with cash or check only.

- Studio and One Bedroom Apartments can purchase 1 pass
- Two Bedroom Apartments can purchase 1 pass
- Three Bedroom Apartments can purchase 2 passes
- Four, Five or Six Bedroom Apartments can purchase 3 passes

***If you do not get to purchase a pass and you have a vehicle, you may put your name on our waiting list and if all allotted passes are not purchased, you may have the opportunity to purchase one. We cannot guarantee parking for waiting list parking.**

How do I know which apartment I will get in the building?

We place people into apartments using the preferences provided upon renting an apartment and are based on the order of rental. We try to accommodate everyone's requests as best as possible, **but we are not always able to honor all of your requests.** Remember, the earlier you rent, the better chance you will have of getting your preferences. We will notify everyone of their apartment assignments over the summer.

Do the apartments come with air conditioning?

All of our apartments come with air conditioning. Our building is heated and cooled much like the dorms, so we can only run either heat or air conditioning at a given time. We will make the switch from heat to air conditioning and vice versa based on the temperature trends in the Fall and the Spring. Each apartment will have a thermostat that allows you to set what temperature you would like your apartment heated or cooled to.

****Harrison Apartments is a non-smoking building. Smoking will not be permitted inside the building.***