


IUKA PARK COMMONS LEASING CHECKLIST

The following list is provided by the Ohio State University Student Housing Legal Clinic to help students understand the terms and obligations of a lease. For your convenience, we have provided the answers to these questions, as they pertain to our lease, on the following pages.



Rent
\$775/\$850
Deposit
\$775/\$850

RENT

_____ Amount
_____ Due
_____ When First Installment Due
_____ Penalty for Late Payment
_____ Can Rent be Raised?
_____ Amount of first payment (will it be pro-rated?)

TIME OF OCCUPANCY

_____ Dates: Move-In ____; Move-Out ____
_____ Time Required for Notice of Renewal
_____ Time Required for Notice of Moving Out
_____ Maximum Number of Occupants

SECURITY DEPOSIT

_____ Amount
_____ Conditions for Return
_____ Date for Return

DAMAGES

_____ Who Is Responsible for Damages
_____ How/When Will They Be Assessed
_____ Who Is Responsible for Repairs
_____ Note Damage Incurred Before Occupancy

TERMINATION

_____ Can the Unit Be Subleased?
_____ Can the Unit Be Assigned?
_____ If So, Under What Circumstances?
_____ Conditions for Lease Termination

CHANGES IN THE AGREEMENT

_____ Can the Agreement Be Changed?
_____ How?
_____ By Whom?

ADDITIONAL COSTS

_____ Utilities

LAUNDRY

_____ Machines Provided?
_____ May Tenants Install?
_____ Limitations
_____ Location

INSPECTION

_____ How Much Notice
_____ Who Else May Enter

PARKING

_____ Where
_____ How Many Spaces
_____ Limitations
_____ Decal/Permits Required

CLEANING

_____ Who is Responsible?
_____ How Often?
_____ Equipment Provided?

RESTRICTIONS

_____ Smoking
_____ Noise Level
_____ Property Storage
_____ Pets
_____ Alterations
_____ Conduct/House Rules

Take a virtual tour of Iuka Park Commons at:
www.inntownhomes.com/iukapark.htm

RENT

- Rent is \$775 including water for unfurnished apartments and \$850 for furnished apartments.
- Rent is due on the first of every month.
- The first installment is due the day your lease starts. If you are an Ohio resident, your first and last months' rent will be due the day your lease starts. If you are an out-of-state resident, your first and last two months' rent are due the day your lease starts.
- Rent submitted past the first day of every month is subject to a late fee equal to 5% of the total monthly rent. However, if the first of the month falls on a Sunday, you may submit your rent on Monday with no late fee.
- Your rent will not be raised during your lease term unless special circumstances arise (i.e. you add a roommate).
- Your first month's rent is prorated off the total yearly rental amount. (The apartment is given a set price per year. The days of the month that you are not on lease are prorated from the total amount. This amount is then divided by twelve to give you your monthly payment.) This means that each monthly payment will be equal to 1/12 of your total rent amount: \$775/month unfurnished and \$850/month furnished.

TIME OF OCCUPANCY

- The normal move-in date is August 14th and the normal move-out date is August 2nd.
- We will contact you in October or November to find out if you are planning to renew for the following school year. You will be given adequate time to make a decision.
- Your lease is not an automatic renewal lease, so if you do not tell us that you want to renew and sign a renewal lease, your apartment will be rented to someone else. Your lease does not contain an option to break your lease early. You are liable for the entire term of your lease unless you find someone to replace you.
- You may have up to three residents per apartment in Iuka Park Commons. Only those tenants listed on your lease may occupy your apartment.

SECURITY DEPOSIT

- The normal security deposit amount is \$775 for unfurnished apartments and \$850 for furnished apartments. However, we do sometimes offer deposit specials that will lower your deposit.
- About a month before you move out, you will be given a handout titled "How to Get Your Security Deposit Back". If you rent has been paid on time every month, you have not bounced any rent checks, you have not damaged your apartment and you accurately follow the instructions in the handout for cleaning, you will get your entire deposit back.
- Your deposit is returned to you 30 days after your lease ends.

DAMAGES

- You are responsible for any damages to your apartment done by you or your guests.
- We will inspect your apartment the day after your lease expires. We will assess damages at that time.
- Our maintenance staff will repair anything that needs repair in your apartment. However, if it is determined that the damage was caused by your negligence, you will be charged for the

repair. Regular maintenance issues are not charged to you. But we do expect you to plunge your own toilet.

- The day you move in, you will be given a move-in checklist. On this form, you must write any pre-existing damage to your apartment. This checklist is due 5 days after you move in.

TERMINATION

- You may sublease your apartment, but you are ultimately responsible for the rent and any damages done while your sublettor is occupying your apartment.
- We will not assign a roommate to your apartment.
- The only way to terminate your lease is to find someone to replace you on your lease.

CHANGES IN THE AGREEMENT

- Very rarely, under special circumstances, certain clauses of our lease may be amended by Inn-Town Homes. Please talk to your leasing representative about this.

ADDITIONAL COSTS

- The only additional costs for your apartment are utilities and parking passes. Water and common area maintenance (CAM) are included in the rental amount. Residents are responsible for electric, gas, cable and internet. Electric bill average about \$50 per month, but amount is totally dependant on residents' consumption (i.e. how many lights or computers you leave on, how much you use you're A/C in the summer, etc.). Gas bills typically can range from \$20 in the summer to \$80 in the winter. Cable and internet prices vary depending on which options you choose.

LAUNDRY

The apartments in Iuka Park Commons do not have washer/dryer hookups. However, there is a coin-operated air-conditioned laundry room located on the East side of the rental office.

- The cost is \$1.00 per load to wash and \$1.00 per load to dry. There is not a change machine on site, but we do have quarters in the office and can make change for residents during office hours.
- The laundry room is locked at all times. Each apartment in Iuka Park Commons is given a laundry room so that residents may access the laundry room 24 hours a day.

INSPECTION

- Except in any emergency, we will give residents 24-hour notice before entering their apartment for inspection or apartment-showing purposes. A representative of Inn-Town Homes will accompany any non-employee entering your apartment.

PARKING

- Residents of Iuka Park Commons may purchase 1 main lot parking pass per apartment. Parking in the main lot is \$100 per year.
- Parking spots in the main lot are not assigned. There is also free parking available to all Iuka Park Commons residents in the South lot. The South lot parking is first come, first served.

You are not guaranteed a spot in the South lot even if you have a South lot pass. Please see attached parking map for location and clarification.

- Visitor parking permits may be available and can be obtained, based on availability, at the Iuka Park Commons office during office hours.
- Residents are responsible for ensuring that their guests follow the parking rules at Iuka Park Commons.
- Anyone parked in the main lot for any length of time without a valid parking permit will be towed at the vehicle owner's expense. Inn-Town Homes will not be held liable if residents or their guests do not follow parking guidelines and are subsequently towed.

CLEANING

- Residents are responsible for cleaning their own apartment. We do not provide a cleaning service. We ask that your apartment is kept reasonably clean, as to not invite rodents or roaches into the building.

RESTRICTIONS

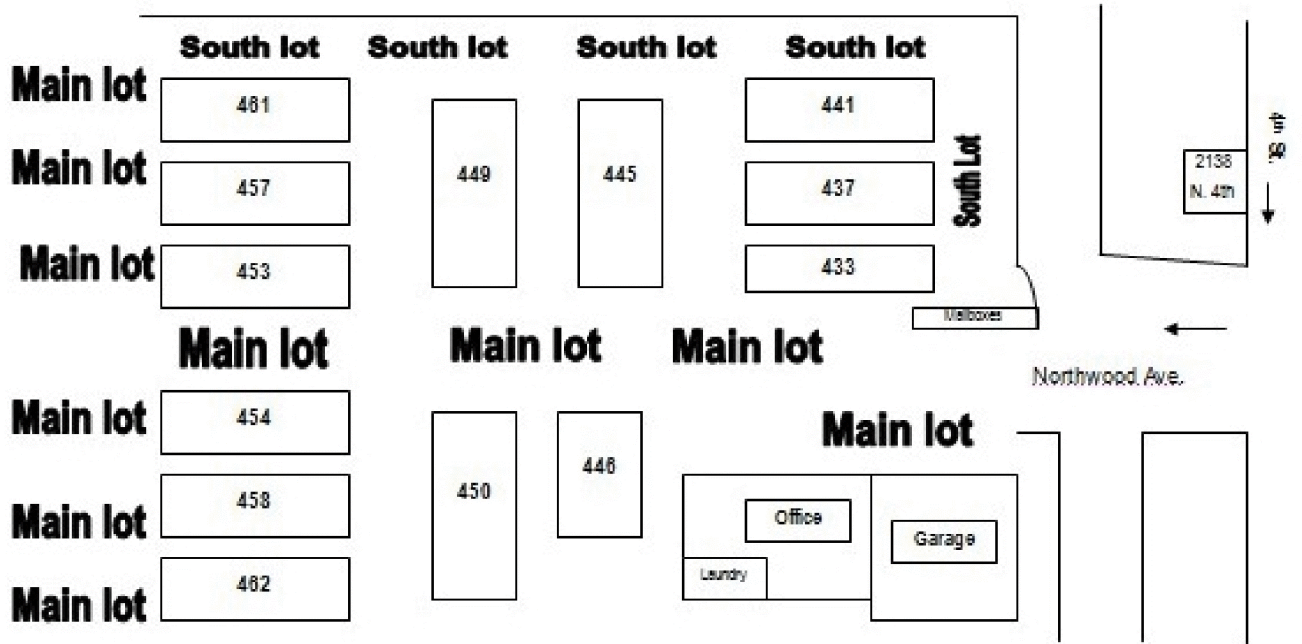
- Residents are permitted to smoke inside their apartment, but must keep in mind that any damage done by cigarette burns or extreme smoke smell are charged to the apartment upon move out. If smoking outside your apartment (on your stoop, etc.), please place cigarette butts in a container. Do not throw them on the ground. This is considered litter, and clean-up will be charged to residents.
- We do not have set rules concerning noise levels. However, we ask that all residents be courteous to their neighbors. Do not play loud music, television or video games early in the morning or late at night. Each resident is entitled to quiet enjoyment of the premises.
- Residents are not permitted to store any objects, except bicycles, outside their apartment. Bicycles are to be stored in a way that they do not obstruct use of the sidewalk or stairwells.
- Pets are not permitted in any Inn-Town Homes owned apartment or house. Exceptions to this rule are: fish, hamsters, and snakes. Cats and dogs are forbidden, even for a visit.
- Residents are permitted to hang pictures on their walls as long as they use small finishing nails. Anything that creates a hole too large to be painted over will be chargeable against your security deposit. Painting by residents is prohibited at all times.

Thank you for inquiring about Iuka Park Commons. We look forward to you becoming a resident! If you have any questions that are not covered in this handout, please feel free to call or email us. We are always happy to help.

Iuka Park Commons office phone: (614) 294-3502
Iuka Park Commons email: iukaparkcommons@sbcglobal.net

Inn-Town Homes office phone: (614) 294-1684
Inn-Town Homes email: info@inntownhomes.com

Iuka Park Commons Parking



- ❖ Free first come, first served parking is located directly to the south of buildings 441, 445, 449, & 461 (South Lot). The passes to park in the South Lot are free and may be obtained at the Iuka Park Commons office. A South Lot pass does **not** entitle you to park in the Main Lot.
- ❖ Parking within the “T” (the Main Lot, inside the brick wall) requires a parking pass that may be purchased at the office. These passes cost \$100 for the year.
- ❖ If you park in the main lot without the correct parking pass, you will be towed.
- ❖ Do not park in front of the mailboxes. If you do, you will be towed at your expense.