



4TH STREET LOFTS

FREQUENTLY ASKED QUESTIONS

1. What is the lease terms?

4th Street Loft Apartments requires a 12 month lease.

2. When is the rent due?

Rent is due on the first day of each month in the form of a bank draft payment (ACH withdrawal). Any other form of payment must be approved by management. A \$35 late fee, as well as other costs, fees and expenses, will be assessed on all past due accounts.

3. Do residents sign individual leases?

No. All roommates sign a lease with joint and several liability, holding all roommates responsible for meeting the terms of the lease. Therefore, if one roommate defaults on payment, the remaining roommates are still responsible for paying the entire rent. It is the tenant's responsibility to make sure that everyone pays his or her portion.

4. Can I sublease?

No. Residents may not sublease their apartment without the express written consent of Landlord, which consent may be withheld in our sole, absolute and arbitrary discretion.

5. Do I need a Co-Signer?

In addition to good credit history, each applicant is required to earn 3 times the monthly rent in income (it may include documented scholarships, financial aid or grants) in order for Landlord to waive the Co-Signature Addendum. If the applicant does not meet the income and/or credit history requirements, the Co-Signature Addendum must be completed and signed.

6. What appliances and / or furnishings are included?

All units include a stove, refrigerator, microwave, washer and dryer. The apartments do not include any furnishings.

7. What if I have a maintenance problem?

Residents may call our office during normal business hours regarding problems with heating, air conditioning, plumbing, appliances, or lock-outs.

8. Are pets allowed?

Yes. Pets are allowed however there are certain restrictions as to type, age and weight. You must complete a Pet Agreement Form and adhere to the Pet Policy Rules and Regulations.

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