

ALL ABOUT RENTAL SEASON

everything you need to know about finding your college home



the Early Rental Option

Get a jump on the process! Current residents can sign over a property to friends (or any interested students!) BEFORE the renewal deadline of October 6th, 2023. You can find all the details [here](#).



Renewal Deadline

Current Residents have until October 6th, 2023 to let us know if they're renewing.

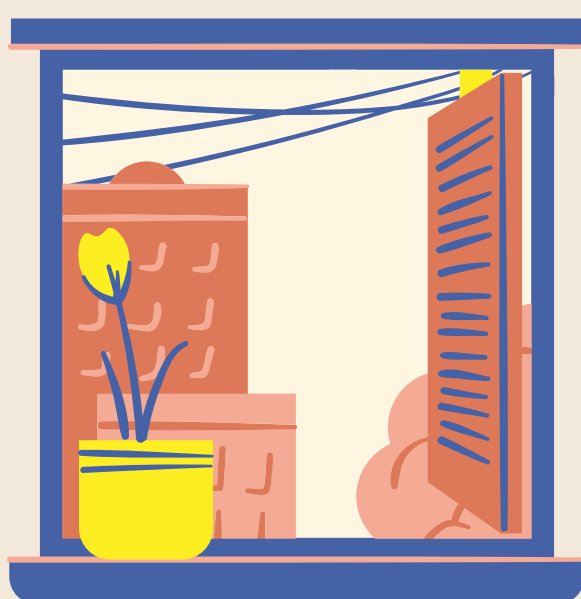


Rental Season Begins

After the Renewal & Early Rental deadlines pass, Inn Town Homes will publish available units on our website and renting can begin: first-come, first-served.

Guided Property Tours

We offer safe, in-person and virtual tours with trained leasing staff to assist you in making your selection. Once the renewal deadline passes, please call us at (614) 294-1684 to schedule!

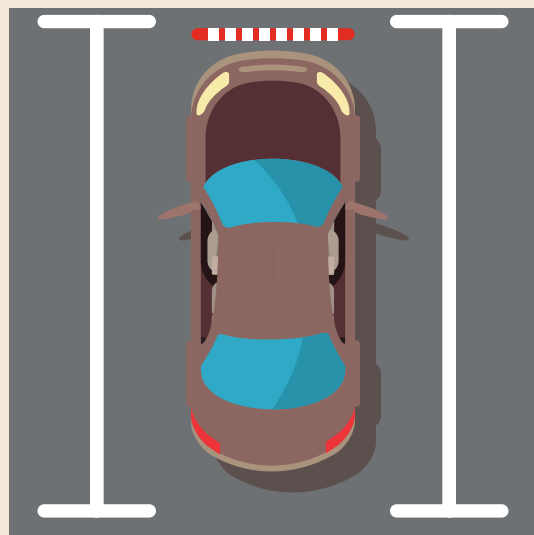


How to Reserve a Place

Your Lease Holding Fee is needed to take the apartment off the market! Once received, you'll submit contact information for all roommates/cosigners to begin the electronic application & leasing process outlined [here](#).

FREQUENTLY ASKED QUESTIONS

about paying rent, parking, subletting and more!



how many parking spaces do we get?

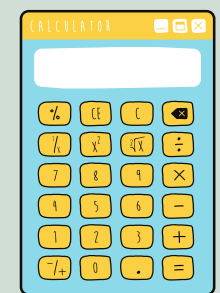
Parking is crowded off-campus, so space is limited. See your leasing agent for specific availability for your apartment. Our basic off-street parking passes cost \$150/pass for the year. Parking at 30-36 Woodruff or 31-33 Frambes is through the Ohio Stater and costs \$600-900/year. On-street parking is also available through the City of Columbus for permit-eligible addresses.

when is rent due and how is it paid?



Your Holding Fee paid to reserve the apartment will be used for your first rent installment (Aug 2024.) Rent is then due on the 1st of each month starting September 1st. A refundable Security Deposit will be due by your move-in day. Rent & Deposits are paid through your secure online portal which accepts ACH (electronic check - FREE!) and credit or debit cards (for a service fee.)

my move-in date is mid-month: do you pro-rate?



Your rent is already pro-rated. We take the market amount of rent for the year, pro-rate out the # of days you won't be in the apartment, and divide the result into 12 equal installments, making it easier to keep track of how much you owe each month.

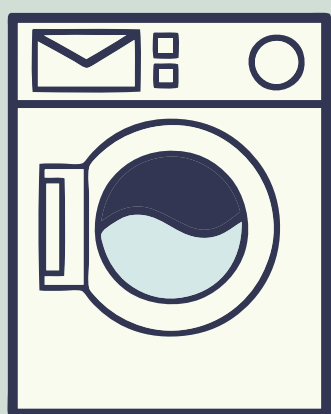
can I sublet my apartment?

Sublets are permitted in the summer months. We suggest you get a security deposit (\$100 min.) from the subtenant because as the lessee you're ultimately responsible for damages. You're required to submit a Sublet Contract and a copy of their photo ID.



can I view my apartment again after renting it?

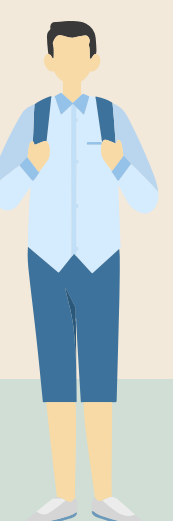
Due to the high volume of appointments in October thru January, we ask that if you need to revisit your apartment you either go there on your own and knock on the door, or make an appointment with us in February or March ONLY for ONE revisit.



how are utilities paid?

The water and CAM charge (lawn care, exterior cleanup, lighting, maintenance, etc) are included in your rent. The CAM charge does not include cleanup after parties.

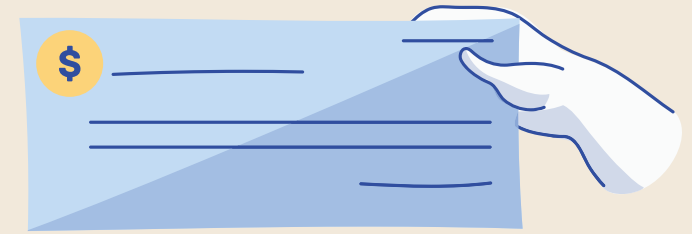
The remaining utilities you'll set up directly with the providers (American Electric Power or City of Columbus Electric [depending on the address] and Columbia Gas.) The buildings are pre-wired for Spectrum Cable & Internet. You'll set up an account directly with them and choose your package, speeds & equipment.



FREQUENTLY ASKED QUESTIONS

about pets, security deposit returns, and more!

how do I get my security deposit back at the end of the lease?



We'll provide you a helpful move-out guide that describes what is expected of you when your lease ends, including detailed instructions on how to turn in your entire apartment's keys together, how to receive your security deposit return, and expectations regarding cleaning and damages. Following the instructions will result in a fair refund. We film each unit upon move-out so there are no discrepancies.

which buildings allow pets?



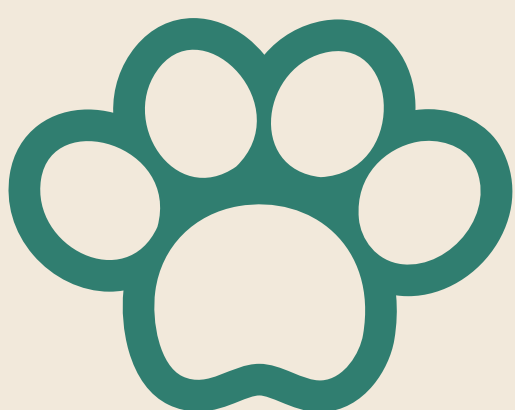
2262 N. High, 49 E. Norwich, 88-90-92 E. Norwich, 89 E. Norwich, 105-107 E. Norwich, 119-121-123 E. Norwich, 164 E. Norwich, 170 E. Norwich, 176-178 E. Norwich, 35-37-39 E. Lane, 95-97 E. Lane, 132 W. Lane, 2088-2090 Tuller, 5BR's at 31-33 Frambes, 47 Frambes, 5 BR's at 30-36 Woodruff, 1988 Iuka, 34 E. 18th, 47-49 E. 18th, 42 E. 17th, 48 E. 17th, 58 E. 17th, 95 E. 14th, 190 E. 14th, 50 E. 13th, 62 E. 13th, 185 E. 13th, 191 E. 13th, 61 E. 12th, 64-70 E. 12th, 132-140 E. 12th, 383-389 E. 12th, 169-175 W. 10th

which buildings DO NOT allow pets?



99-101 E. Norwich, 140 W. Lane, 2BR's at 31-33 Frambes, 2BR's at 30-36 Woodruff, 156 E. 13th, 197 E. 13th, 101 E. 12th, 109 E. 12th, 181 E. 12th, 19 W. 10th, 75-77 W. 10th, 137 W. 10th, 230-232 W. 9th, 151 W. 8th, 1464-1470 Highland, 1699-1701 N. 4th, 1743-1745 N. 4th, 1842-1844 N. 4th, 2138 N. 4th, 485-487-491 Alden, Iuka Park Commons (433 through 462 E. Northwood), Ohio Stater at 2060 N. High, 2104 Tuller

my building accepts pets, how do I add one to the lease agreement?



- **Reach out to the leasing office before the pet arrives on-site so the paperwork can be completed**
- All roommates must sign off on a pet addendum
- One-Time, Non-Refundable Pet Fee: \$250 per pet
- Pet Rent: \$25 per pet per month
- Limits Per Unit: 2 dogs, or 2 cats, or 1 dog/1cat
- Dogs must be under 60 pounds and breed restrictions apply
- Submit photo of pet & required vet records confirming all vaccinations & flea/tick preventive
- **NO visiting pets** are allowed at any times, and all pets must be registered via this process



FREQUENTLY ASKED QUESTIONS

about window coverings, portal payments, joint leases, etc.

do you provide window coverings?

Per your lease, we **do not** provide, install, or service any window treatments including blinds, curtains, shades, or curtain rods. If previous residents leave blinds behind we will leave them up in case you wish to use them, but we do not service them or provide new ones. Exceptions: we provide mini-blinds at the following standardized buildings: Iuka Park Commons, 2138 N. 4th, 485-487-491 Alden, and 2262 N. High St.



is renter's insurance required?

Renters insurance is required for your personal belongings. We cannot catalog or insure the various personal belongings students have, and while we have building insurance we do not cover losses or damage to your personal property. Many students find that they can easily add coverage of their personal items to their family's existing homeowners policy. There are also local insurance agents who can create a policy, and your resident portal app also offers access to coverage available from a third party.



what is a joint lease?

Living off-campus with roommates is like living with roommates on-campus, except now, there is a financial relationship. Like most leases in Columbus, ours contains a "joint and several liability" clause that means if one roommate does not pay rent or causes damages, everyone is potentially liable for the unpaid rent and damages. OSU Legal Services recommends that you complete an off-campus Roommate Agreement to prevent potential issues. Cosigners sign for a fractional amount of the liability and do not share joint liability.

how does the rent portal work?

Your resident portal allows roommates to pay their rent separately, each through their own secure portal. But, because you are on a joint lease agreement, you will be able to view the entire balance each month and see who is making payments: If you are paying only one resident's portion of rent, be sure to enter the exact amount that you want to pay. If you select "Pay Full Balance," you will be paying rent for the WHOLE apartment (all roommates) so be sure not to do this unless you wish! We are unable to reverse any payments.

