

UDStudentrentals
175 South Main Street
Newark, DE 19711
UDstudentrentals@gmail.com
www.udstudentrentals.com

General Questions

- 1) Where is your leasing office? And what is the best way to contact you?
Our leasing office is located at 175 South Main Street. **The best way to get in touch with us is via email at UDstudentrentals@gmail.com** - that is our primary form of communication.
- 2) Are utilities included in the rent?
No, unless otherwise stated, utilities are **NOT** included in the rent and are the expense of the Tenant.
- 3) Do you allow pets?
No, we have a strict no pet policy for all of our properties.
- 4) Are the units furnished?
No, units do not come furnished. Tenants will need to provide all furniture for themselves throughout the duration of the lease.
- 5) Do you have to be a University of Delaware student to live in one of your units?
No, you do not. Given our location, the vast majority of our tenants are University of Delaware students but we do also have tenants who attend other local colleges or are young professionals in the area.

Application Process

- 1) How do I apply to rent a property?
To apply for a property, each person in your group must complete an application and submit it along with a copy of their transcript and license and/or student ID. We recommend touring a unit before applying or bringing your applications to your tour and assuming you like the unit, you can submit them to us directly after. We ask that applications are completed **accurately and fully, as well as submitted together as a group in one envelope**, in order to be considered. Applications should be dropped off at 175 South Main Street Newark, DE 19711.
- 2) Is there an application fee?
Yes, there is a \$50 application fee **per tenant**. However, **this is only due at lease signing**. There is no fee to simply apply to a unit. If your group's applications are not accepted, you choose to live somewhere else, the unit is no longer available, etc. the application fee is not due. **You only pay the application fee is your group signs a lease on one of our properties.**
- 3) How do I schedule a tour?
We tour our properties Monday thru Friday, 10 AM to 5 PM. In order to schedule a tour for your group, you should send an email to UDStudentrentals@gmail.com with the subject 'Schedule a Tour'. In this email, include 3 days/times that **all** members of your group can tour the unit. **All members of your group should be present for the tour**. No exceptions. Typically, a tour lasts about 20 minutes or so per property. Please be on time, if not 5 minutes early.

4) My application has been accepted. Does this mean the unit is being reserved for me?

No. Just because your application was accepted does not mean that the unit is reserved for you. Once we have a confirmed, mutually agreed upon signing date (within 4 days of receiving the acceptance email) and time, the unit will be put on a temporary hold for you. A deposit is required at signing to officially hold the unit for your group.

Leasing

1) Do I have to have a cosigner?

Yes, **each tenant must have a cosigner**. The notarized cosigner form is due at lease signing.

2) Are units leased per room or per unit?

Units are leased as a whole, on a per unit basis. **The lease is a joint lease**, meaning everyone is jointly responsible for the rent and the property.

3) Is renter's insurance required?

Yes, we do require renter's insurance. Specifically, we require that a) each tenant be insured on a policy at the rental unit for the term of the lease b) the policy lists the Landlord as the Additional Insured c) the policy has a minimum liability coverage of \$300k and d) the insurance policy be a separate, stand alone policy from a parent or cosigner's home owner's insurance policy. We have numerous recommended agents, with policies starting as low as \$108/year who are able to write the appropriate policies.

4) Can rent be paid in one check or multiple?

Rent can be paid in one large check or each person may pay their individual portion. However, it is assessed on a group basis, meaning if one person is late or does not pay, the entire group is considered delinquent in payment.

5) Do you accept credit cards or electronic payment?

No, we do not accept credit cards or any electronic payment at this time. Acceptable forms of payment include checks, money orders, or cash. If paying by cash, you must set up an appointment in order to get a receipt for your payment.

6) When does the lease start?

For the 2019-2020 term, leases will start on **Monday, June 10, 2019 and run through Sunday, May 31, 2020**. Because of the work necessary to prepare the unit for your group, we cannot allow anyone to move themselves or any personal items/furniture into the unit before the lease start date of June 10th. If you need a place to store items in between leases, you will need to get a storage unit.