

## F.A.Q.'s FOR THE RESEARCHING PARENT

Q: How close is University Edge to UNH campus?

A: All but one of our properties is within walking distance to campus, and all of our locations are close to restaurants, downtown, bars, and campus. At University Edge you will never be out of the loop or too far from the action.

Variety is king with our 22 properties. University Edge is the largest provider of student apartment housing and offers the most choice and variety in Durham. We are happy to help you find what you need.

Q: Where is the University Edge Office?

A: The University Edge Information Center is located at the top of Main Street (across from the white church steeple) at 24 Park Court. Look for our new sign out front.

Q: Are utilities included?

A: You bet. Heat, hot water, and electricity have a \$25.00 per person cap per apartment

Q: Are there washers and dryers on the property?

A: There are laundry units in 42 Garrison, Park Court, 8 and 10 Main, 24 Madbury, 10 Lee Rd, and 14 Strafford. Laundry is not included in the rent.

Q: Are the apartments furnished?

A: 9 Woodman Road building is furnished. All other buildings are unfurnished.

Q: Is parking included?

A: Parking is included at the 10 Lee Road location only. All parking is allocated on a first come first serve basis. University Edge Properties offers a lot of parking options. If there is no available parking at your building, we can likely offer you a spot nearby. Check with the office for pricing and availability.

Q: What happens if I need to get out of my lease?

A: We allow re-letting arrangements so please contact the office to make your request. You are responsible for your replacement, but we will be glad to help.

Q: How long is the lease?

A: The lease term is proximately 11 ½ months, with 12 monthly installments of rent.

Q: How do I pay my rent?

A: Rent can be paid through check, money order, or right here on the site

Q: Can I have pets?

A: Fish are allowed at all University Edge apartments, with a 25 gallon tank limit. University Edge apartments allows cats and limited breeds of dogs (1 per apartment) at all of our properties.

Q: Can I have guests come to stay with me?

A: Yes, individual guests of a resident may visit for no more than three (3) consecutive days each during each lease term without written approval from management. Residents are responsible for their guests as defined in the lease agreement.

Temporary parking for guests is available for sale daily on a first come, first served basis, space permitting.

Q: Does University Edge accept Financial Aid?

A: Please refer to the management office for details. All payments are required at time of lease signing. Application fee is \$45

Q: Will there be a curfew?

A: There is no curfew, but we do ask that residents be respectful of roommates and surrounding neighbors and refrain from causing disturbances in the hallways and common areas.

Q: Is smoking allowed inside or on any of University Edge properties?

A: No, smoking is not allowed anywhere on University Edge properties.

Q: How can I see an apartment as a prospective resident?

A: Apartments are shown by appointment only. Call 603-868-5400, message us on Facebook, or stop by the Information Center at 24 Park Court to make an appointment with our staff.

Q: When can I fill out a rental application?

A: After you've found your perfect spot at the Edge, you can fill out an application which includes a student portion and a guarantor portion. The application is available for download on this site.

There is a non-refundable application fee of \$45, which funds a credit check and criminal background check, and the set up for utility billing.

Q: How do I reserve the apartment that I want?

A: The following items must be received from all resident in your party in order to take your apartment off the market. Partial applications will not be accepted.

Complete Resident & Guarantor Application, Applicant & Guarantor IDs and a non-refundable Application Fee per resident are required. All portions of the application, including social security numbers and income, must be completed in order to run the mandatory background check. If the Guarantor lists that they are self-employed (including real estate agents or if income is 100% commission based), owner of a business or retired we will require a Schedule C from last years tax return and/or statement of liquid assets from a financial institution in order to be considered. Not supplying this information upon submitting the application will cause a delay in the process and the apartment will not be held.

A deposit per apartment is required. Your security deposit is NOT your first or last months rent and will be returned to you after you move out less any damages or monies are owed.

The application fee and deposit must be in 2 separate payments, made either by check, money order, or credit/debit card payment. These payments will be processed within 1 business day. Please plan accordingly.

You will be notified whether you are approved or not.

Q: Where is the closest public transportation?

A: The Wildcat Transit has stops that are very close to each of our properties. At 10 Lee Rd, which is furthest from campus, it is scheduled every half an hour. This gives students reliable access to all locations on campus. Otherwise, all of our properties are within easy walking distance to campus and town.

Q: What happens if I need parking, but the parking lot where I currently live is full?

A: If your lot is full, we will offer you a parking pass to the closest lot with available parking to your apartment.

Q: What happens if it snows, will my parking lot be plowed?

A: Snow removal is included in your rent and/or parking pass fee. Effective snow removal requires the cooperation of all residents to move their cars when your lot is being plowed. You will be provided with the parking rules and regulations when you apply for a parking pass.

Q: Is University Edge affiliated with the University?

A: No, University Edge properties are privately owned and not affiliated the University. However, we are proud to be an active member of the Durham community.

Q: What process do my parents need to take in order for me to reserve an apartment?

A: We ask that your parents fill out a Guarantor Form, which requires their signature and photo ID.

Q: I like to live in a quieter atmosphere than a college campus; do you have any properties that are further off of campus?

A: We have several apartments that are located on 10 Lee Rd. (Demerritt), which is approximately 1 mile away from downtown campus. These units are in a more laid back environment and offer a large style of apartments. Also a section of 9 Woodman is designated for those looking for a quieter environment.

Q: Does University Edge have any apartments for just one person?

A: Strafford Singles or 9 Woodman would be a good choice.

Q: Do you have apartments for six people?

A: We have apartments for 1,2,3,4,5,6 and 8 people.

Q: When should I start looking for an apartment for the next year?

A: We recommend looking for apartments the fall prior to the year you wish to live off-campus. Properties fill up fast, so in order to get the best choices, you need to start looking early.

Q: Does University Edge offer recycling?

A: Yes, recycling receptacles are located at 9 Woodman Road, Park Court and 42 Garrison Road.