

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 14 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 Leasing Office is located at 23 Main Street, Durham NH 03824. For directions please call 603-868-5400.

Q: Are utilities included?

A: Utilities are included but do vary by location. Please see the University Edge staff for a detailed breakdown by location.

Q: Are there washers and dryers on the property?

A: Each location offers different options for laundry. Select locations feature common area laundry while other locations have in suite washer and dryers available. Please stop in or call for details.

Q: Are the apartments furnished?

A: University Edge offers furnished apartments at 9 Woodman Road as well as the new Main Street buildings.

Q: Is parking included?

A: Parking for University Edge buildings is available on a first come first serve basis. Pass options include semester parking, yearlong parking, and overnight / weekend passes at select locations. Stop by the leasing office for pricing, availability, and lot locations.

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: University Edge offers various payment options for your convenience. Rent can be sent via mail to 23 Main Street Durham, NH 03824. You may also pay your installment online through our "Resident" login tab or stop by the office to pay in person. Check or money order accepted in the leasing office. No cash please.

Q: Can I have pets?

A: University Edge is happy to welcome pets at select locations. Breed restrictions may apply. Pet deposit, pet fee, and pet rent amounts can be obtained by calling the leasing office at 603-868-5400.

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: Financial aid is accepted at University Edge. Please stop in or call for details as restrictions may apply.

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: University Edge is happy to schedule a time for you to see your future home. Please call 603-868-5400 or stop by our office at 23 Main Street Durham, NH 03824 to schedule a peek at your future home.

Q: When can I fill out a rental application?

A: Once you have decided on the location of your future home, the application will be the first step to securing your new home. Please see the leasing office for application details, fees, and criteria.

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 to 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. 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 is 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: Does University Edge have any apartments for just one person?

A: University Edge offers single unit options at most of our locations. For single person options, please stop by the leasing office or call 603-868-5400.

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 o-campus. Properties fill up fast, so in order to get the best choices, you need to start looking early.