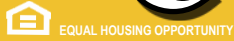


Rental Guide



OF THE TRI-STATE AREA

Fall/Winter 2018 - Volume 21, Number 1

A Guide to Apartments, Townhouses & Commercial Properties

FREE



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+ Private Access + New Appliances + Private Parking
+ Walking Distance to Downtown + Custom Skylights

*Additional
Info On
Page 10!*



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Resort Style Pool



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TSRG RG10/18

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Garden park

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<input type="checkbox"/> Everything Furnished:	<input type="checkbox"/> Cable TV & DVD
<input type="checkbox"/> Kitchen & Linens	<input type="checkbox"/> Ample Off Street Parking
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Featured Locations (Multi-Family Housing)

The Parks
Artisan Heights Drive
The Hamlets
Valley Apartments - Mason



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Project Based Assistance Available

Featured Locations (Senior Living - 62+)

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Simms SchoolApts
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Huntington High Renaissance

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Nottingham



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Wilkinson



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Greenwich



Chesapeake, OH

Windsor



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Alisa Cole, Broker

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1 Year Lease



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- Furnished Kitchen
- Just a Short Walk To Campus



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Things You Need To Know Before Renting An Apartment



SOME ITEMS TO ADDRESS...

- **Set A Budget** - Consider how much you can afford and follow the “rule” not to exceed 30% of your monthly income
- **What To Search For** - Make a list of your requirements.
 - Do you want a quiet building close to school or work?
 - Do you have a pet? Is Parking Free?
 - What about dishwasher or laundry facilities?
 - What extra amenities do you need or want?
 - Check out the Neighborhood at various times to see if that is what you expected?
- **Application** - You will likely have to complete an application and pay for application fees or credit reports. Be prepared with personal references, past addresses with landlord phone numbers, your monthly income or copy of your credit report.
- **Understand What Is Included** - Does the rent include heating, water, electricity, cable or internet connection? Ask for an estimate of the average utility bill cost.
- **Inspect The Apartment** and if there is any damage, ask for it to be repaired so you are not held responsible. Inspect:
 - Pipes, sink faucets - make sure both cold and hot water really comes out and at a decent pressure
 - Electricity & appliances should be working, lights, air conditioning, heat, etc.
 - Walls and windows.
 - Take a friend with you for a second set of eyes.
- **Read Before You Sign** - Obtain a copy of any rules and regulations. Go through everything before you sign. Check for the following:
 - The beginning and expiration date
 - The rental price and information about your security deposit
 - What are the reasons a landlord can terminate your lease contract
 - Are there penalties for moving out before the expiration date?
 - Are there any responsibilities for repairs
 - Is subletting allowed?
 - Is there a policy about guest visitors?
 - Understand any automatic renewal clause.
- **Know Your Landlord**



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FALL MAINTENANCE

For Your Rental Properties

Talk With Your Tenants -

Good communication is the foundation of a healthy tenant-landlord relationship. Fall is a perfect time to inspect the unit for issues that should be addressed.

Indoor Maintenance -

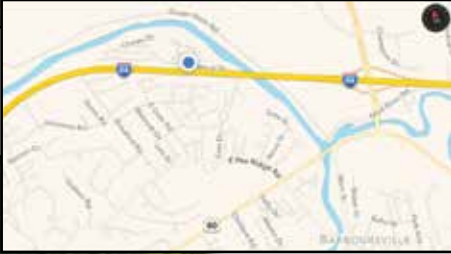
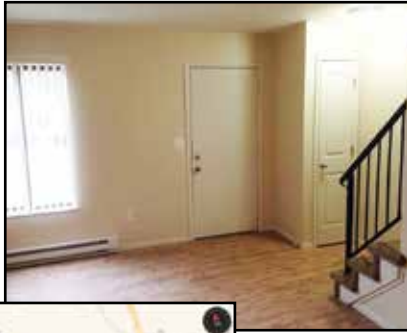
- **Windows & Doors** - Apply weather stripping or caulk. This will help keep your tenant's utility bills down.
- **Fireplace** - If the unit has a fireplace, be sure the chimney is swept and free of debris. Also install an animal-proof chimney cap to prevent nesting critters.
- **Smoke & CO² Alarms** - Be sure batteries are current and present and all is in working order.
- **Attic** - Check attic insulation and signs of small animals which might have gotten in looking for a warm place to nest.

Exterior Maintenance -

- **Animal-Proofing** - Be sure small animals or rodents are not inside the home and then caulk small holes and staple hardware cloth over larger holes. For stronger animals, use 16-gauge steel mesh.
- **Gutters** - Install gutter guards and trim trees where necessary. Clogged gutters can create ice dams in freezing weather.
- **Stairwells, walkways and patios** - Be sure all supports, stairs and handrails are secure and can support a person who is slipping due to rain or sleet.
- **Irrigation Systems** - Follow your manufacturer's instructions to winterize your sprinkler and irrigation systems.
- **AC Units** - Wrap outside box units to protect them from rust or weather damage.
- **Trees & Shrubs** - Trim branches or vegetation that touches the exterior of the building.

Hire A Professional -

- **HVAC** - Have the system service, inspected and cleaned. Remind tenants to change the filters.
- **Roof** - Extreme temperatures can cause damage. Simple repairs like loose or damaged shingles can lead to water exposure and causes other systems to become vulnerable.



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Chesterfield Apartments

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◀ **East Pea Ridge Area** ▶



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