



CCI Resident FAQ

For all current and prospective residents

What is the monthly rent and when is it due?

Rent is \$2,600 per unit. Most units house four tenants, so the typical share is \$650 per person. Rent is due on the first of each month and is paid online through our rental management software.

How much is the security deposit and when is it refunded?

The deposit equals one month's rent, \$2,600. Refunds are issued electronically or by check. Deposits may be withheld for unpaid rent, utilities, or damage beyond normal wear and tear.

Is there a late fee for overdue rent?

Yes. There is a \$5 per day late fee for each tenant who has not paid by the first of the month.

What is the length of the lease? Can we extend?

Leases are one year, and renewals are available. Tenants may remain in the home over the summer. For example, a lease beginning August 1, 2026 runs through July 31, 2027, and renewal terms can be negotiated.

Are utilities included?

Tenants pay electricity, trash service, and their internet provider of choice. Electricity averages \$80 to \$100 per month.

Is Wi-Fi included?

No, but each bedroom has an ethernet jack for wired connectivity.

Can we make changes to the house like painting or hanging shelves?

Painting is not permitted. Shelves, TVs, and similar items may be installed, but holes must be repaired before move-out or the cost will be deducted from the security deposit.

How do we request repairs or maintenance?

Submit maintenance requests through the rental management software. Our team responds promptly.

Is renter's insurance required?

Not required but recommended.

Who handles lawn care and snow removal?

CCI handles all lawn maintenance and snow removal.

Is there a security system? Can we install one?

There is no installed monitoring system. Entry uses electronic deadbolts with four-digit codes. Tenants may install an approved security system if desired.

Are locks changed between tenants?

There are no keys. Lock codes are erased between tenants. The landlord maintains a master code.

How is trash and recycling handled?

Tenants choose and set up their own service provider.

When will the landlord enter without notice?

CCI provides 24 hours' notice except in emergencies such as plumbing leaks or heating failures.

If a roommate leaves, do remaining tenants cover their rent?

Yes. The lease is jointly liable. An approved replacement tenant may take over the departing roommate's spot.