



## 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.