

## **FAQS: Answers for Parents about Student Apartments in the Blacksburg Virginia Area**

### **Q: What is an individual lease?**

*A: An individual lease provides each resident with their own separate lease agreement and responsibility for only his/her monthly rent installments and applicable utility charges. By signing an individual lease, you are only taking responsibility for your rent payment and lease terms and will not be responsible for any delinquent rent owed by your roommate(s).*

### **Q: Can I be my own Guarantor?**

*A: A resident can act as their own guarantor if they can show documentation as outlined in the lease qualifications that they have proof of income at least three (3) times the monthly rent.*

### **Q: What paperwork is required with a Guarantor?**

*A: The guarantor will need to complete and sign the guaranty agreement and provide a copy their driver's license or other State ID.*

### **Q: When is a Guarantor required?**

*A: All residents require a guarantor to complete the guaranty agreement if they do not meet the income requirements of a lease (3) times the rent.*

### **Q: Do you send me a bill every month?**

*A: No. Rent is due on or before the first day of each month.*

### **Q: How can I make my rent payment?**

*A: Auto Debit and Credit card is preferred. Auto Debit payments can be deducted from a checking account or savings account. You may set up recurrent monthly payments (ACH/EFT) that are automatically processed on the first business day of each month. There is a no charge for the (ACH/EFT) option. We also accept checks, money orders and cashiers checks. NO CASH will be accepted.*

### **Q: Can I request specific roommates?**

*A: Yes, you can list the roommates you have chosen on the application. It is important that all roommates list each other and that all requests are mutual.*

### **Q: Do you have a roommate matching service?**

*A: We have a roommate matching form that will inquire as to your study habits, social habits, hobbies, etc. to help us match you with other residents that have similar preferences and wish to occupy the same floor plan.*

### **Q: Am I allowed to request a specific floor plan or bedroom?**

*A: Yes, you can list your preferences on the application and we will do our best to place you in the apartment that fits those requests. All requests are on a first-come, first-serve basis and are taken in the order based on the date of your application was received.*

### **Q: Is there an application fee?**

*A: There is an \$35.00 non-refundable application fee.*

### **Q: Do you allow pets?**

*A: No pets are allowed on premises.*

### **Q: What is included in my rent?**

*A: Rent includes all utilities: basic cable, internet, trash, water, sewage and electricity. Your apartment will be furnished with living room and bedroom furniture. You will need to bring linens, towels, dishes, pots, pans, and lamps. For more information you may call or email the Leasing Center at 540-552-EDGE or [theedge@cmgleasing.com](mailto:theedge@cmgleasing.com)*