

2740 Properties Frequently Asked Questions

--Potential Applicants--

Do you accept vouchers or rent subsidies (i.e. Section 8)?

-No. We do not accept vouchers or subsidies.

Is smoking permitted in your apartments?

-No. Smoking is not permitted inside any of our buildings. Even a small amount of smoke can lead to permanent damage, that often requires a tenant's entire security deposit to make right.

Do you allow pets?

-Prohibited animals include dogs, birds, reptiles, fish, or any others that live in water. Cats are ok. There is a \$30 monthly fee for the first pet and \$15/mo for each additional.

When can I move in?

-You can move in once the following criteria have been met:

1. You have physically seen the apartment.
2. Your application fee has been paid, and your application has been approved.
3. You have prepaid your security deposit and rent for the portion of the month you will be with us.
4. You have signed and returned your lease for counter signature.

How long will you hold the apartment for me?

-Once you have paid your deposit, we will hold the apartment for up to 10 days. Your deposit is nonrefundable should you choose to not move in.

Who is considered an applicant?

-Anyone living in the apartment over the age of 18 must be approved. Each applicant must fill out their own application and pay a separate \$40 application fee.

How much is the application fee?

-\$40, per applicant over 18 and the fee is nonrefundable as it goes to cover the cost of your rental history check, your credit check, and your criminal history check.

What is the maximum occupancy?

-One adult and one minor child per bedroom, or two adults in a one-bedroom apartment.

What are the minimum requirements to be considered?

-Applicants will not be considered if they have:

-an eviction within the last 3 years

-a felony in the last 5 years

-a credit score of below 550

-gross monthly income (before taxes and deductions) less than 3 times the monthly rent

These are grounds for automatic disqualification. All applicants approved at owner's discretion.

Can I sublease?

-No. Subleasing is not permitted in any of our buildings.

How much do I need to start my lease?

-First month's rent and security deposit paid in full in exchange for keys.

--Current Tenants--

Can I end my lease early?

-No. You are obligated to fulfill the terms of the lease you agreed to.

When is rent due?

-Rent is due on the first of the month. Rent is considered paid on time if received by midnight on the 5th of the month. Anything received after that will incur a 10% late charge. Tenants not paid in full by the 10th are subject to eviction.

How much is a late fee?

-The late fee is 10% of your monthly rent. Any payment made after the 5th that doesn't include a late fee will be considered incomplete and leave tenant subject to eviction.

What do I do for maintenance issues?

-Request maintenance service through the tenant portal or call 513-434-8314. Leave your name, address, apartment number and phone number along with your request.

How do I add someone to the lease?

-Additional applicants must be approved by completing online application and paying application fee.

Are long term guests or visitors allowed?

-Yes. For billing and insurance purposes, please notify management of any guests that will be with your for more than 7 days out of the month.

I can't pay my rent on time. What do I do?

-Rent paid by the 5th is considered on time. Rent paid by the 10th is considered late and must be accompanied with a fee. If you know you need to pay your rent after the 10th, please contact management at 513-466-0196.

--End of Lease--

How much notice do I have to give to end my lease?

-If your agreement is month to month, you must provide 30 days' notice that you will be leaving.

What happens to my security deposit?

-Your security deposit is held to insure against damages in your apartment. Allowing for normal wear and tear, if your apartment is returned to us in the same condition as when you moved in, your deposit will be refunded in full. Outstanding rent, fees, or utility payments will be deducted from your deposit.

What do I need to do before I move out?

-Your apartment needs to be returned to move in ready condition. Check out our move out checklist under the docs tab at 2740.managebuiding.com. Please provide us with your forwarding address so we can return your security deposit.

When will I get my deposit refunded?

-We will complete a walk through of your apartment, and deduct any damages, outstanding rents, fees or utility charges. An itemized statement and check for the balance of your deposit will be mailed to the provided forwarding address within 30 days of your move out date.

What do I do with my keys?

-Contact the leasing line to make arrangements. 513-466-0196