

RENTAL HOUSING INFORMATION

The University owns over 125 rental housing units, ranging from eight one-bedroom apartments to five-bedroom houses. The majority of the housing consists of two bedroom one bath, and three bedroom one bath duplex style units.

GENERAL DESCRIPTION

All rental units are located within one mile of the center of campus. The majority of rental units date from the 1950s and have stone exteriors. The remainder are brick- or wood-frame structures of varying ages. Most units have attic storage, and few have basements. Garages are rare, and there are no fenced yards.

INTERIORS

All units have central heat and air, a stove, a refrigerator, and most have dishwashers as well. All houses, and all apartments of two or more bedrooms, are equipped with washer/dryer hookups. The interiors of all rental units have a soft off-white paint. For maintenance reasons, this unit color cannot be altered. Rental housing placement paperwork will list particulars for each unit.

SECURITY AND KEY DEPOSITS

A unit deposit of **\$300** and a key fee of **\$25** are required of all tenants. The unit deposit is refunded provided the tenant leaves the unit clean and in good condition with no damages beyond ordinary wear and tear.

PETS AND PET DEPOSITS

Typical household pets (dogs, cats, gerbils, ferrets, fish, etc.) are permitted in **most** University rental units provided that permission to house a pet is requested in advance, and pets are properly cared for and not allowed to become a nuisance. *Pets are not allowed in University furnished units.* **The rental housing office reserves the right to limit the total number of pets in a unit or prohibit pets in some units.** Tenants with pets are required to complete a Pet Registration Form, receive approval from the rental housing office, and pay any deposits required **before** the pet is acquired or moved to rental housing. A pet deposit of **\$300** is required for each dog, cat, rabbit, or ferret. Pet owners are responsible for any damage to the unit, the grounds, or the property of others that is caused by pets. This responsibility includes the cost of spraying for fleas after the tenant has moved out. Carpet or flooring stained or damaged will be billed at replacement cost plus labor. Pet deposits will be used to cover the costs of these damages, and any costs not covered by the deposit will be

billed to the tenant. A copy of the Dog Control Policy will be provided to all new tenants upon arrival and is available on the Provost's website.

MAINTENANCE AND LAWN CARE

The University is responsible for repairs and maintenance of University rental units. A system is in place for tenants to report general and emergency repair requests. Lawn care is provided for all units and is performed on a routine schedule.

UTILITIES AND TRANSITIONS

In order to facilitate painting, repairs, and maintenance required during the transition period between tenants, and to aid tenants with the process of moving in, the University keeps water and electric service turned on in its rental units during vacancies. ***Natural gas service will not be in service.*** Rental housing placement paperwork will list any appliances requiring gas service if more than the heating system.

New tenants are expected to make arrangements to change the utilities over to their names within five (5) working days after they arrive. Failure to make the appropriate arrangements will result in loss of utility service and a charge for the cost of utilities provided during the period the tenant should have paid those charges. Please consider the following deposit information for your use and moving plans (note fees are from our last survey and may have risen):

Internet/Cable/DSL: Charter Spectrum, 888.438.2427. Provides a variety of cable TV service packages and DSL. Connection fees and package selections vary in cost. Not all rental housing units are cable ready, and installation may be required.

Ben Lomand Telephone Cooperative, 931-592-2121, provides fiber internet, as well as cable and phone services.

AT&T, provides telephone service for the area and also provides high speed internet options along with cable and internet.

Electricity: Duck River Electric Membership Corporation (DREMC), 931.598.5228. A minimum deposit of \$200 and a membership fee of \$20 are required for electrical hook-up. DREMC will waive the deposit fee if a credit check is found to be acceptable. The fee for the credit check is \$5.

Garbage/Recycling: Garbage is picked up from rental units on a weekly schedule. All tenants and leaseholders in Sewanee are required to pay the garbage collection fee, which is billed by the University. The current rate is \$23.25 per month and is subject to change yearly.

Gas: Elk River Public Utility District (ERPUD), 931.967.3642. If your rental unit is served by natural gas, there is a \$50 non-refundable connection fee and a refundable \$100 security deposit.

Water: Sewanee Utility District (SUD), 931.598.5611. For water hook-up, a \$30 non-refundable connection fee is required.

HOUSING SELECTION

Because of limited supply, requests for specific apartments by tenants cannot be considered. When there is sufficient supply, the University may offer a choice to new tenants. In cases where a tenant is relocating within rental housing, an offer will be based on the request made. If the apartment is not accepted, it will be offered to the next person on the priority list. In assigning particular apartments, family size is a contributing factor, and we make every effort to provide larger apartments to families with children. This is not always possible, and family size by itself is not determinative in housing assignments. Special needs or requirements should be noted on the housing application. **Housing Assignments begin May 1** and continue until the housing supply is exhausted. Tenants will be provided 2 weeks to accept the housing offer and return paperwork and deposit(s). The date will be noted on the placement paperwork provided.

Once the acceptance is returned to the housing office, additional information is forwarded to help the applicant transition to Sewanee. **Unless specifically stated otherwise, the earliest move in date is August 1 for incoming tenants.** Applicants with public school aged children will be allowed an earlier arrival with communication to the Rental Housing Office and if noted on the application.

If you have further questions, please do not hesitate to contact rental housing at rntlhsng@sewanee.edu, 931.598.1358, or via fax 931.598.1416.