



10 commonly asked questions.

1. How much is the application fee?

The application fee is \$100 per adult applicant

2. Will you run a credit and background check?

We always run either a credit check or a background check, and I generally run both. What we look for in the credit check is the credit score, but we don't look only at that.

For example, if the score is low because of something that happened years ago, the credit history has been good ever since, and everything else checks out such as income and employment, we may overlook a low score. We also look for the applicant's ability to pay the rent based on their debt-to-income ratio.

3. Are there extra fees?

We charge first month's rent and security deposit (sometimes last month's rent, depending on credit) before a tenant moves in. We also charge these additional fees when applicable:

- Administration fee - \$150 per lease term.
- Pet fee - \$350 per lease term.
- Single family home tenants are responsible for landscaping service.
- Tenants are responsible for their own utilities.

4. How are maintenance requests handled?

Tenants should notify Alcine Properties via email, text or by phone the moment they notice problems, defects or dangerous conditions in and about the premises of which they become aware.

If Tenant don't notify the Landlord about a small problem that becomes a big problem from neglect, they could be held liable. For example, if tenant notices a leak somewhere, doesn't notify the Landlord, and does nothing about it and that leak causes major water damage, the Tenant could be responsible for not giving the Landlord the opportunity to fix the problem before damage occurred.

Tenant is responsible for the first one hundred (\$100.00) for each repair needed.

5. Can I paint rooms in my unit?

It depends:

- If tenant wants to paint, a request must be made to the Landlord before permission can be granted.
- Alcine Properties reserves the right to veto a specific color if the color will be a difficult one to cover up later.
- The tenant must do a professional job, hire and pay for a professional to do the job, or pay at move out time when you need to paint it back.

6. Am I allowed to sublet?

No, we understand that some tenants need to be away for an extended time and like to sublet while they're gone. Unfortunately, Alcine Properties does not allow subletting in our rental units. We reserve the right to add/remove occupants that undergo a credit and background check.

7. Is there an early termination fee?

When a tenant signs a 12-month lease, for example, the expectation is for them to stay (and pay rent) the entire 12 months. But sometimes tenants need or want to leave early. Unless a tenant is in the military and is called for military duty, the tenant is responsible for the rent for the entire lease term, or until a new tenant is found as a replacement.

8. Can I swap out the light fixture or the ceiling fan or the locks?

It depends:

- If tenant wants to change the light fixture or the ceiling fan, a request must be made to the Landlord before permission can be granted. If the request is granted, when the tenant moves out the replaced items must remain. If the tenant wants to take them, the tenant is required to replace the original fixtures.
- If they no longer have the original fixtures, they'll need to leave the replacement fixtures, or money will be deducted for the original fixtures from the security deposit.
- Alcine Properties changes all locks between tenant occupancy. If a tenant wants to change the locks, they need to get approval from the landlord and, give the landlord a copy of the keys (no exceptions).

9. What's the grace period for paying rent?

Alcine Properties does not offer a grace period. The rent is considered late if full payment is not made by 5:00 PM on the due date.

10. What are the average total monthly utilities?

It depends on occupancy, time of year, and tenant's living habits. On average, tenant can figure around \$200 per month for utilities: electricity, gas and water.