

SWANSON COTTAGES FAQ

- **Are you pet friendly? Are there relief areas for pets?**
 - Yes, we are pet friendly. You can choose from two options:
 - Pay a \$500 pet deposit (\$250 refundable / \$250 non-refundable)
 - Or, pay a \$25 monthly fee per pet
 - We have rock and dirt areas throughout the property for pet relief.
- **What is the neighborhood like?**
 - We're located in a quiet, residential area right in the center of Lake Havasu. The community is safe and peaceful, with nearby access to parks, shopping, bowling alley, hospital, grocery stores, outdoor recreation, and main street weekend activities.
- **Do you offer month-to-month leasing?**
 - We do not offer month-to-month leases. Our standard lease term is 12 months, but we also offer shorter leases starting at 3 months, with 6-month leases also available.
- **Can we schedule a showing?**
 - Because we are typically fully occupied, showings must be coordinated with current tenants, and we aim to keep them limited to minimize any disruption. We've uploaded 1-minute walk-through videos of our 1- and 2-bedroom units on our website: swansoncottages.com.
 - You're also welcome to drive by to view the exterior and get a feel for the location.
- **How far are you from the lake?**
 - We're just a quarter (.25) mile from Lake Havasu, making it a quick drive or a leisurely walk away.
- **What utilities are included in rent?**
 - We include trash, water, and sewage in your rent. The only utility you're responsible for is electricity. On average, tenants in our 1-bedroom homes pay approximately \$50/month for electricity and 2-bedroom homes about \$75/month.

- **Is it noisy?**
 - Not at all. Our buildings are constructed with extra-thick double studded walls, including four layers of drywall and 2 layers of insulation, to reduce sound transfer between units.
- **What is parking like?**
 - Each unit comes with an assigned, covered parking spot. If you need an additional spot, it's available for an additional charge. We also have free designated guest parking on-site.
- **Are furnished units available?**
 - Yes, we offer furnished units for an additional \$150–\$250/month, depending on your furniture needs. Typical furnishings include a table, chairs, and wardrobe.
- **Do you accept section 8?**
 - Please contact us directly to discuss availability and qualification for Section 8 housing.
- **What if I have a bad credit score?**
 - Because we are a family run business we are very flexible and amenable on a case basis. We don't have any set qualifications. The only thing we ask is that after you pay rent, you are able to meet all of your personal needs.
- **Is this a smoke-free community?**
 - Yes. Smoking is not allowed anywhere on the property or in the units. If you smoke, you'll need to step off property to do so.
- **Is there a security deposit?**
 - Yes, there is a fully refundable security deposit as long as you leave the place the way you got it, equal to one month's rent, due prior to move-in.
 - Alternatively, we offer a deposit-free option through Obligo, where you pay a monthly fee of \$10–\$20 instead of an upfront deposit.
- **What appliances are included?**
 - Each unit comes with stainless steel appliances, including a dishwasher, refrigerator, oven, microwave, disposal, water softener, and reverse osmosis filter.