

Upcoming tenant information for 9 Schoolhouse Lane Apts. A,B:

As the beginning of your lease is just around the corner, it's natural to have questions. This document is intended to answer the most common questions for future tenants concerning their upcoming move-in.

Do you know what day the apt will be ready so I can move in?

The apt. is assured to be ready for move-in the morning of the lease start date, however the apt. is normally ready within a few days after the move-out date of the existing tenants provided it was left in good condition. *Once we've been informed of the move-out date from the existing tenants* we schedule an inspection and email this info with an estimated availability date for you, based on the last-known condition of the apt., to help you plan your move. As soon as the apt. is fully cleaned you will be notified and are free to pick up the keys and move in. Please be assured, we strive to have the apt. ready as shortly as possible after it is vacated!

Can I move in early before the lease starts?

Our policy has always been to allow early move-in as soon as repairs are done, safety inspections performed, and the apt. has been fully cleaned. For leases ending June 1, existing tenants normally move out between the second and last week in May. As it approaches this time, email updates are normally provided and arrangements can be made in advance upon request to provide keys as early as possible.

What do I have to do in advance before I move in?

Call PSNH at least 4 days in advance and activate the electric service, specifying your lease starting date to start service. Also, first month rents for all tenants in the apt. must be paid before move-in.

I heard/noticed something was damaged, will it be fixed?

Occasionally we become aware of issues in the apt. through our servicemen or notification by the existing tenants. If the issue does not need immediate addressing or became known near the end of the existing lease, it is placed on a punch-list to be addressed after the existing tenants have moved out, when most convenient for everyone. During the repair process before move-in, all items on the apt. punch list are addressed, including functional, safety, and cosmetic items.

What about cleaning?

All rooms in the apt. are thoroughly cleaned with a comprehensive checklist. Once existing tenants have fully moved out, inspection and any additional cleaning is performed the following day(s) thereafter to bring the apt. to our standards, which may include additional steam-cleaning of any carpets if they do not appear satisfactory. In the event one or more rooms were left in unsatisfactorily clean condition that could impact the move-in date, we will update you. Please see the "lease conclusion reminders" document for more information on cleaning performed.

Where do I get the keys?

Unless other arrangements are made, instructions are provided via email on how and where to pick the keys.

What if I have questions after I move in?

We are normally available on-site during the lease turnover day(s) to assist and answer questions. Often there are questions about the furnishings in the apt. that can be best answered in-person – especially with using the audio/visual and technical equipment. It is our policy to normally have a brief introductory meeting once everyone is on-site to review policies and overview safety.

Can I get rid of or move out some of the items furnished in the apt?

Unless agreed by landlord, No. Furnished items must remain inside apt. and are never to be stored in the laundry room or hallway. To help you best plan what you need to furnish the apt, please keep an eye on the “items furnished in Apt” documents on the website for exact list of all furnishings.

Can I setup a volleyball net on the lawn?

Normally it is not a problem, however please contact us in advance if you’d like to setup anything for more than a day on the lawns, to ensure that it does not interfere with the grounds serviceman.

It looks like it might be warm, how do we get the A/C units installed?

If your apt. is furnished with window A/C units(Apt.2, Apt. 3), they may be easily installed or removed anytime *in the designated bedroom window*. You may ask our serviceman for help or do it yourself by looking for the window in your bedroom with two small drill holes at each side of the bottom edge. These holes are where to place the two screws to keep the sliders in place so that no bugs can enter once installed. The A/C units should only be places in these designated windows, as the windows were modified for them and the cords will reach power outlets designed for them without extension cables. Screws are located in a ziplock bag with the remotes, additional ones can be found in supplies room.

What can I put/hang on the walls?

Anything that hangs with a thumbnail or small nail is acceptable. DO NOT use any tape of any kind on the walls, especially two-sided adhesive tape, as this causes excessive wall damage. Check with landlord to hang anything else.

What happens to the security deposit?

The security deposit is held until the end of the lease, after which it is returned within 30 days. For bank holding information contact Landlord. Landlord’s initial contact via email after lease signing shall serve as receipt of the security deposit. Rollovers from a prior year’s security deposit are not allowed, and the security deposit is not to be used for any rent including last month’s rent.

Sending monthly rent payments, Activating utilities, Mail address info, Trash pickup policy, Safety info, Parking policy, etc:

Please see the “current tenant info” document for this information.