

Campus Tech Student Apartments Questions & Answers 02/22/12



Q: What is the process to reserve an apartment for the 2012/2013 school year?

A: Students interested in Campus Tech Apartments should submit a completed application and the roommate preference questionnaire to the Mills Property Management Campus Tech office located within the Campus Tech apartment building at 1400 East Spruce Street in Mitchell.

Current tenants have until April 1st to decide if they will be renewing their lease for the next school year. After April 1st Mills Property Management will contact students who have submitted an application. Students wishing to rent at Campus Tech for the next school year must pay a security deposit, equal to one month's rent, to reserve an apartment/ bedroom. Applications are approved or denied based on the applicants' credit screening, landlord references (if applicable) and criminal background history.

Q: What are the occupancy guidelines for housing?

A: Occupants must be 18 years of age and enrolled as a student at Mitchell Technical Institute. Only one occupant per bedroom will be allowed. Efficiency apartments may not be occupied by more than 1 person, 2 bedroom apartments may not be occupied by more than 2 people and a 4 bedroom apartment may not be occupied by more than 4 people.

Q: How many apartments does Campus Tech have?

A: There are 6 four bedroom apartments, 33 two bedroom apartments and 6 efficiency apartments, for a total of 45 apartments or 96 bedrooms.

Q: What if I don't know anyone to lease an apartment with?

A: Mills Property Management places students together based upon their roommate preference questionnaire (which is part of the application) and available bedrooms. Common areas within the apartment (kitchen, living room and bathroom) will be shared jointly by all roommates. All apartment occupants will sign a lease agreement, as well as a roommate lease addendum stating their responsibilities jointly and individually as roommates within the household.

Q: Can a student decide who their roommate(s) will be?

A: Students may choose their own roommate(s) however; if a student does not know anyone to live with, Mills Property Management will place students together in an apartment based upon their roommate preference questionnaire and available bedrooms.

Q: What are the lease terms and lease rates?

A: Leases will begin in August, or sooner if requested, and run through May 31st.

Lease rates are as follows:

4-Bedroom Apartment \$4,100 per school year per bedroom with 10 monthly installments of \$410/month beginning in August

2-Bedroom Apartment \$4,750 per school year per bedroom with 10 monthly installments of \$475/month beginning in August

Efficiency Apartment \$5,300 per school year with 10 monthly installments of \$530/month beginning in August

Q: What utilities are included in rent?

A: Lease rates **include all utilities**: Electricity, heating, cooling, water, sewer, recycling and trash **AS WELL AS** internet service and cable TV.

Q: How much is the security deposit to secure an efficiency apartment or a bedroom within a 2 or 4 bedroom apartment?

A: The security deposit is equivalent to one month's bedroom rent. The amount of the security deposit returned at the end of the lease agreement will be determined based upon the wear and tear on the apartment. \$150 will automatically be deducted from the security deposit, for turnover expenses, upon termination of the lease. If the apartment/bedroom is left in good condition, and there are no damages or monies due, the remaining portion of the security deposit will be returned, upon completion of the lease.

Q: If I pay a security deposit to hold an apartment or a bedroom within an apartment, and I decide not to attend MTI or I decide I do not want to live at Campus Tech Apartments; will I receive my deposit back?

A: No

Q: What will happen if I pay a deposit and do not pass the screening criteria? Will I get the deposit back?

A: All applicants will have a credit check and criminal background check completed on them, as well as a prior landlord reference check, if there is previous rental history. If the applicant does not meet Mills Property Management's screening criteria a notice will be mailed to them informing them that we are unable to rent them an apartment and the deposit, less a \$50 processing fee, will be returned.

Q: Who do I need to give my rent check to each month?

A: Students pay their monthly rent to Mills Property Management at the on-site management office. **Rent checks should be made out to Campus Tech Apartments.** Students may request to have their rent payments automatically withdrawn from their checking or savings account each month. Students also have the option to pay rent on-line at www.millsproperty.com. Rent is due and payable in advance on the 1st day of each month. As of 5 PM on the 5th day of each month, rent is considered late and late fees will apply.

Q: Where can a student apply for an apartment at Campus Tech?

A: Applications can be found at the Mills Property Management corporate office in Brookings, South Dakota, at Campus Tech Apartment on-site office or printed from the Mills Property Management website www.millsproperty.com. Click on Mitchell on the South Dakota map and you will find Campus Tech information along with an application button.

Q: What furnishings come in an apartment?

A: All apartments have a full kitchen with a stove/oven, refrigerator & microwave. Window blinds are provided on all windows. Coin operated laundry machines are available on the 2nd floor of Campus Tech.

Q: Can I have alcohol in my apartment if I am of legal age?

A: The Campus Tech Apartment building and grounds area is alcohol free as it is on the Mitchell Technical Institute campus. Alcohol is not permitted.

Q: Can I smoke in my apartment?

A: Campus Tech is a non-smoking building. You may smoke outside, away from the building.

Q: Can I have a pet in my apartment?

A: You may not have a pet in the building or on the property. Visiting pets are not allowed. No Pets.

Thank you for your interest in Campus Tech Apartments!

Students attending Mitchell Technical Institute now have the opportunity to live on campus, in a privately owned, secure building, while pursuing their post secondary education.