

The Champaign-Urbana Tenant Union publishes a checklist on their website <http://www.tenantunion.uiuc.edu/toc.html> which offers questions to ask when looking for an apartment. In order to fully inform prospective tenants we list these questions on our web page along with answers (in green text) as they pertain to Eastview Apartments. Please feel free to contact us for further information.

BUILDING AND GROUNDS

- Hallways/entryways well lighted? Light over each stairtower entry; Light at each doorway
- Hallways/grounds clean? Hallways cleaned by management; grounds periodically cleaned
- Laundry facilities well maintained? Laundry facilities in each apartment
- Is parking lot in good condition? Parking lot kept clean and freshly striped each year
- Will a specific parking space be promised in your lease? Selected by tenant
- Are trash disposal facilities adequate? In Champaign, does landlord provide recycling collection? (Recycling is a city service in Urbana) Two dumpsters provided along with recycling service

- Is snow removal provided? Snow removal at sidewalks and main lot by Eastview
- Is lawn care provided? Lawn care by Eastview

PAYMENTS

- How much is monthly rent? Approximately \$1,000 base rent
- When is first rent payment due? First month's rent due at key pickup (about August 15th)
- On what day is monthly rent due? 15th day of the month
- How much are late fees? \$20
- When are late fees charged (is there a grace period)? After 3 days
- How much is the deposit? One month's rent
- Are other deposits charged for keys, pets, cleaning, etc.? No
- For which utilities do you pay? Power, water, phone, cable (Cable Internet is included)
- How much do utilities cost? (ask current tenants) Varies by usage
- Charge for parking? \$40/month each parking space
- Any other charges such as sewer tax, recycling tax (Urbana) percent of common metered utilities, sublet fees, furniture rental? No other charges

LOCATION/NEIGHBORHOOD

- Near grocery shopping? County Market and Shnucks in Urbana; adjacent to convenience store
- Near public transportation? On campus bus route
- Proximity to school and/or work? Corner of Lincoln and Green Streets
- Where will you do laundry? In apartment
- Is neighborhood comfortable? Quiet, safe neighborhood

THE RENTAL UNIT

- _ Do doors have dead-bolt locks? **Yes**
- _ Windows open, close and lock? **Yes**
- _ Windows free of air leaks? **Yes; windows are double pane and gasketed**
- _ Screens on windows? **Yes**
- _ Storm windows provided? **No; windows are double pane**
- _ Is heat sufficient? (ask tenants) **Yes**
- _ Does apartment have its own heat control? **Yes; heating and cooling thermostat for central air**
- _ Does unit have individual meters for ALL tenant-paid utilities? **Yes**
- _ Sufficient amount of hot water? **Yes; 40 gallon electric water heater**
- _ Any spots on ceiling from leakage? **No**
- _ Any evidence of roaches? **No roaches; pest control company sprays once every 3 months**
- _ Does unit have adequate storage (closets, cabinets, counter space)? **Yes**
- _ How many electrical outlets in each room? **At least one per wall per Electric Code**
- _ Exhaust fans in bath and kitchen? **Yes**
- _ Does unit have a smoke detector? **Yes; hard-wired (no batteries required)**
- _ In basements, is ceiling height at least 7 feet? Does basement flood? **Yes/No**
- _ Any repairs needed? Why? **Repairs requested through web site**

FURNISHINGS, APPLIANCES AND DECORATING

- _ Are curtains, blinds or shades provided for windows? **Mini-blinds on windows**
- _ Does each room have enough light or will you need to buy lamps? **Apartment well-lit**
- _ Do you have a list of every piece of furniture to be provided? **Listed in lease**
- _ Do you have a list of every appliance to be provided -- refrigerator, stove, air conditioner, microwave oven, dishwasher, washer/dryer? **Listed in lease**
- _ Does apartment need to be painted? **Apartments painted each new tenant**
- _ Does carpet need to be cleaned? **Carpeting cleaned each new tenant; Scheduled replacements**
- _ Any furniture need replacement? **All couches and chairs replaced every 5 years**