

## Living at Edinburgh Village - Frequently Asked Questions

Established in 2003 and located on Chancellors Way in Guelph, Edinburgh Village offers University of Guelph Students a one-of-a-kind community on the edge of campus. Built exclusively for UoG students, this complex is home to well over 800 students in 7 buildings designed to meet the specific needs of students.

Owned and operated by Richmond Property Ltd, Edinburgh Village has been home to several thousand UoG students over the past 17 years. Our spacious and well-maintained apartments are the most popular choice for UoG students seeking off-campus housing a short distance to campus and major amenities.

Edinburgh Village offers students the independent living of off-campus housing with the exciting student-only environment found on-campus. Our full-time management and maintenance staff ensure that our residents' stay is enjoyable and any issues are promptly handled in a professional manner.

### Table of Contents

#### Page 2

- What size of apartments does Edinburgh Village offer?
- How long are the leases and what dates do they begin/end?
- Are utilities included?
- What can I expect to pay for utilities each month?
- What appliances are included?

#### Page 3

- Is parking included?
- Where is the property located?
- Who is responsible for repairs and maintenance?
- Who is responsible for lawn care, snow removal and property maintenance?
- Are the apartments pet friendly?

#### Page 4

- What security is offered?
- Can I sublet my unit during the summer months?
- What is the deadline to secure an apartment?
- We are interested in an apartment but we need more roommates, can we sign a lease? How do we find another roommate?

#### Page 5

- What is required to secure a unit?
- How do I pay my deposit and monthly rent?
- What about Pictures, Videos, Floor plans?



## **What size of apartments does Edinburgh Village offer?**

We offer spacious 3, 4, 5 and 6 bedroom units in 7 unique buildings with multiple floor plans for each size available. (See [www.richmondprop.com/Floorplans.htm](http://www.richmondprop.com/Floorplans.htm))

## **How long are the leases and what dates do they begin/end?**

Our leases are standard 12-month leases, running May 1<sup>st</sup> to April 30<sup>th</sup>.

## **Are utilities included?**

Utilities are not included in the monthly rental price. Each apartment is responsible for their utilities bills, including, hydro, water, gas, hot water tank and internet/cable.

This method encourages our tenants to be mindful of their energy usage and rewards those who make an effort to conserve. It also provides the opportunity to reduce monthly rental costs by only paying for the services when they are being used or needed (reducing costs certain times of year; summer, reading week, winter break, etc).

## **What can I expect to pay for utilities each month?**

The average monthly cost is approximately \$60-\$70 per month per person over the 12 month lease period. This estimate is the total amount for all utilities (including a typical internet plan) however; the cost will vary slightly depending on the group's usage and efforts to conserve. *\*\*\*If the apartment will be vacant throughout the summer months, services for hydro, water, gas and internet may be disconnected. Only the hot water tank rental (approx. \$18/month) must be paid regardless of whether the unit is vacant or not.*

## **What appliances are included?**

Our apartments come with a refrigerator, stove, dishwasher, washing machine and dryer (not coin operated). Every apartment also has its own furnace and hot water tank. Each apartment is setup for completely independent operation, meaning you do not have to worry about your landlord dictating temperature, your neighbours leaving you with cold showers in the morning or waiting to use shared laundry machines like you'll find in other student rentals.



### **Is parking included?**

Yes, parking space is included in the price of every rental unit. We have ample space to accommodate every apartment.

### **Where is the property located?**

The complex is located on Chancellors Way, an amazing location within walking distance of all major amenities:

- 8 min walk to the University of Guelph (along the “cowpath” – a walking path from Chancellors Way to the middle of campus!)
- 30 second walk to Metro (Open until 11:00 PM every night)
- 2 min walk to Stone Road Mall (over 150 stores, restaurants and services)

### **Who is responsible for repairs and maintenance?**

Should your apartment require any repairs, you can simply submit a maintenance ticket online through your [Yuhu](#) account. Edinburgh Village has a full-time maintenance and management staff, based locally, who will ensure any repairs or maintenance issues are dealt with in a timely and professional manner. In the case of an emergency, we also have a 24/7 emergency line.

As a professional student landlord, we ensure that regular maintenance is performed on an ongoing basis to ensure the property is kept in compliance with all applicable standards and statutes (ie. routine fire equipment inspections).

### **Who is responsible for lawn care, snow removal and property maintenance?**

Richmond Property Ltd. employs local professionals to ensure the property is maintained year-round. This means our tenants never need to spend their time shoveling their way out in the winter or having to cut the grass in the spring, summer and fall. There is also a full-time janitor that ensures hallways and common areas are kept clean.

### **Are the apartments pet friendly?**

Yes, pets are ok. Typical pet ownership rules apply; including cleaning up after your animal, ensuring it does not disturb other residents, etc. Keep in mind you



are responsible for any damages and/or extra cleaning costs that are caused by your pet. Should your pet interfere with other tenants' reasonable enjoyment, we may ask you to remove the animal(s).

*\*\*\*We strongly advise you consider the potential costs/risks of pet ownership. It is not uncommon for pet owners to face substantial costs due to damages and cleaning upon vacating their rental unit. Puppies are cute, but can be destructive!*

### **What security is offered?**

We take our tenants' safety and security very seriously. Our buildings are under 24/7 video surveillance with digital backup. We also have on-site security Thursday, Friday and Saturday nights as well as patrols during Thanksgiving weekend and other holidays when thieves tend to target student housing. This combination provides excellent security for our tenants and their belongings.

### **Can I sublet my unit during the summer months?**

Yes, if you would like to sublet your room or apartment you can do so. There are no additional fees, but you are responsible for finding your own sub-tenant (students-only) and are liable for their actions. If you choose to sublet your room/apartment, you must obtain written permission from your roommates and Richmond Property.

### **What is the deadline to secure an apartment?**

This date can vary year-to-year as *all leases are done on a first-come first-serve basis*. We begin leasing in November for the following school year. Last year, our apartments were sold out by the time first semester ended.

### **We are interested in an apartment but we need more roommates, can we sign a lease? How do we find another roommate?**

Yes, many tenants sign leases in order to secure an apartment and then utilize services, such as our Roommate Finder (found on our website), our Facebook group [www.facebook.com/groups/chancellorsway/](http://www.facebook.com/groups/chancellorsway/), The Cannon, Kijiji, Places4students.com, etc. for finding any additional roommates.



Keep in mind, that our leases are for the entire apartment, not only a bedroom. Every group is responsible for the total monthly rental cost of the rental unit, regardless of how many tenants have signed the lease.

### **What is required to secure a unit?**

We require a signed lease and a last month deposit. All of this is done online through an online service, [Yuhu](#), that provides a secure way for prospective tenants to apply and sign their leases from anywhere with an Internet connection. We begin leasing to new tenants each year at our first open house in November. A simple application is required and upon approval, you will be able to sign your lease. We do not require credit checks, references or guarantors for our leases.

The lease will always be accessible through your account - meaning you never have to worry about losing your lease... It also saves thousands of pages of paper from landfills every year!

### **How do I pay my deposit and monthly rent?**

We collect banking information in order to setup Pre-authorized Payments. This works the same way as post-dated cheques, but helps reduce paper! It is also easy to update should your account info change during the lease.

### **What about Pictures, Videos, Floor plans?**

[www.richmondprop.com](http://www.richmondprop.com)

[www.facebook.com/ChancellorsWay](http://www.facebook.com/ChancellorsWay)

[www.twitter.com/ChancellorsWay](http://www.twitter.com/ChancellorsWay)

[www.instagram.com/ChancellorsWay](http://www.instagram.com/ChancellorsWay)