



Frequent Questions

661-663 South Avenue, Rochester, New York 14620 v: 585.271.8028 f: 585.473.4995

1). What does my rent include?

All residents of South and Hickory Place receive maintenance services, refuse collection, and upkeep of the grounds, including landscaping and snow removal. Your rent also includes basic cable service from Time Warner, as well as Greenlight Networks' Superfast High Speed fiberoptic internet service. Every residence features self-contained heating, air conditioning and hot water units. You are responsible for all utility services to your residence including gas and electric, water, telephone, and any upgrades to your complimentary cable and internet services.

2). Do you provide laundry facilities?

Each floor contains a laundry room with washers and dryers, so there is no need to leave the site to do your laundry.

3). Do you provide window treatments?

Yes. All of our residences have mini-blinds on the windows.

4). Is parking available?

Yes: each residence has one off-street parking spot per bedroom (studios and 1 bedroom apartments each have 1 spot, and 2 bedroom apartments have 2 tandem spots) in our private parking lot behind the building.

5). Is extra storage available?

Most of our apartments offer some combination of walk-in closets, linen closets, and kitchen pantries that provide room for extra storage.

QUESTIONS ABOUT OUR APPLICATION PROCESS

6). How long is the lease term?

Our lease terms are for one year.

7). How can I apply for an apartment or townhome?

Application forms are available in our brochure and on our website. The application includes a deposit agreement and landlord reference. By signing the application form you authorize us to verify your income, check your credit, and ask for references from other rental properties where you have lived during the last three years.

8). How much does the application process cost?

We need to receive a security deposit equal to one month's rent with your application form. If we accept your application but you change your mind within 48 hours of our acceptance, we will charge you a \$50 processing fee and return the balance of your deposit. If you cancel more than 48 hours after we approve your application, we will keep your entire deposit. Finally, your first payment of rent will be due when you sign your lease.



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QUESTIONS ABOUT OUR APPLICATION PROCESS CONTINUED

9). What do you accept as proof of income?

We will accept your most current pay stub. We also accept tax forms, letters from your employer on company letterhead, and written job offers. Letters from your employer must specify your starting date and annual income, be signed by your supervisor, and provide your supervisor's telephone number.

10). What if I do not meet the income requirement for a particular apartment?

We allow someone to co-sign your lease. Your co-signer must meet our credit and income requirements and must live in the United States.

11). Do you accept Section 8 applications?

No, we do not participate in the Section 8 program.

However, we DO have 14 apartments that have been designated as "Affordable" by the City of Rochester's Rental Housing Fund. Please see the "Pricing and Affordable Housing" insert.

QUESTIONS ABOUT PEOPLE, CARS, AND PETS

12). How many people can occupy my residence?

We allow only two people per bedroom. The limits are as follows:

Studio: two people maximum | One bedroom: two people maximum | Two bedrooms: four people maximum

13). How many cars can we park on site?

To preserve available parking, we limit the number of cars per unit. We allow one car for each studio and one bedroom, and two cars (parked in tandem) for each two bedroom apartment.

14). Do you allow pets?

Yes, we allow up to two cats (under 25lbs.) per apartment on the terms specified in the Pet Addendum to our lease.

HOW TO CONTACT US

Please call, or write Lisa VanLuven at this address: South and Hickory Place | 661 South Avenue | Rochester, NY 14620
Phone: 585-271-8028 | Fax: 585-473-4995 | E-mail: LVanLuven@KonarProperties.com

WELCOME TO THE SOUTH WEDGE!