

Thank you for your interest in Queen City Apartments!

Please check out our FAQ:

How do I set up utilities?

You are responsible for: Vermont Gas Company, Burlington Electric Department, and Comcast or Burlington Telecom for TV/Internet. We suggest budgeting between \$50-100/person/month for those 3 utilities. Obviously this is subject to change especially if you choose to have a cable TV package or if we have a particularly cold winter and you like things toasty. You may call the utility companies to request the previous year's averages if you would like a more accurate estimate of utility costs for budgeting purposes.

QCA is responsible for water, trash, landscaping and plowing.

Can we have 5 people in a 4-bedroom apartment?

No. We are allowed only one person/bedroom. This is in compliance with all City and State Ordinance, most importantly Fire Code.

Is there parking at my apartment?

Off-street parking varies at our apartments. Please check out the listing info. on our website to determine if your prospective apartment comes with off-street parking. If your apartment doesn't have parking or if you would like to secure a space in our permitted lot, we do offer 11 spaces at our parking lot at 58 Buell St. This lot is central to most of our apartments. These spaces are \$850 for the year, they are non-transferable (meaning that you cannot share the space with a roommate, one car per space), and we provide you with a permit and a parking space that is yours for the lease period. These are coveted spaces and they sell out every year. Please think ahead and contact Ruth if you are interested in a space.

How do you manage snow?

We do our best to monitor snowstorms. In as much as possible, we will give you notice the night before we need you to move your cars so that we can plow your driveway. Typically we ask you to move cars between 8-9am.

What sort of safety measures do you have at this apartment?

If you are looking at 18-20 N Union St. or 34 Buell St., you have a sprinkler system per City Code. ALL of our properties have interconnected smoke carbon detectors that are maintained annually. Where necessary, our properties include motion sensor lighting outdoors. There are annually maintained fire extinguishers in your kitchen. Should you ever be concerned about a safety item such as lighting, a smoke/carbon detector or your fire extinguisher, please let us know.

Do I have a washer/dryer?

If you are looking at an apartment at 18-20 N Union St. or 58-60 Buell St., there are coin-op washer/dryers in your basements. Prices vary. If you are looking at any of our other apartments, you do have a non-coin op washer/dryer available to you in your unit.

What is your “Association Fee”?

The \$25/person/month “Association Fee” is a fee that covers QCA’s “vendor system.” What is a “vendor system?” QCA offers you a list (see website and your refrigerator) of “vendors” aka service providers-- a handyman, electrician, plumber, painter, locksmith, carpet cleaner-- you name it. We love these properties and we want you to have nice apartments, so as repair/maintenance items come up, we want to address them quickly and effectively. We ask that you call the service provider and schedule the service directly at a time that is convenient for you. Then the service provider confirms the work order with us, and we pay the bill. Ripped screens, oven not heating properly, smoke/carbon detector is chirping, toilet won’t flush, bedroom door knob is loose, washing machine isn’t spinning, anything that comes up, you are equipped to get the problem solved quickly.

Do I need to provide a security deposit?

Yes, your security deposit is your monthly rent payment less the Association Fee. For example, if your total rent payment is \$800/month including the \$25/person/month Association Fee, your security deposit would be \$775.

Do you allow pets?

No, unfortunately we cannot allow pets for a lot of reasons mainly to do with insurance. Service animals are an exception- please contact Ruth.

Do you allow subletters?

We allow subletters for academic semesters abroad. That said, you must adhere to the following protocol for your subletter: your roommates must agree to this subletter in written consent to Ruth. QCA continues to withdraw rent from your account (you work on your own to get reimbursed by your subletter). It is your security deposit “on the line,” we do not accept a separate deposit, so please choose your sublet wisely. And we ask for your subletter’s contact information so that we can communicate important updates. If you have a subletter for the Fall and plan to move into your apartment in the Spring, you must agree to the condition that your apartment is in upon your arrival. We work very hard at Turnover to paint and clean these units. If you have a subletter in your place before you move in who does not clean the unit, we are not responsible for this.

How can I secure this apartment?

We are first-come, first-served and our apartments are typically fully rented by mid to end October for the following year. If you schedule a lease signing for an apartment within 48 hours of your showing, you are first in line. This is the approach we have found to be most fair. That said, signing a lease a year in advance is a big decision, and we encourage you to think carefully as you consider your roommates and your future home.

Do my parents need to co-sign the lease?

No. Actually, we work directly with you, our tenant. We do not communicate with parents unless there is an emergency. This may be your first opportunity to live on your own, and it’s important to us that we do everything we’re supposed to do to make that a

positive experience and equip you for when you graduate. It's extremely important that we develop our relationship with YOU throughout the year and that you are comfortable talking with us should any questions or issues arise. We are here to help.

What do I need to bring to a lease-signing meeting?

All of our documents are available on our website: www.queencityapartments.com.

At a lease signing, you will meet Ruth at Café Magliano at 47 Maple St. and she will take you to the QCA conference room. In order for the lease signing to be complete and the apartment to be yours, she must collect ALL of the following AT THE MEETING. Please do not schedule a lease signing or show up to a meeting if you aren't prepared with the following:

1. Security deposit in full (cash, check, money order payable to Queen City Apartments) **We cannot accept your EFT form for your security deposit.**
2. EFT forms for automatic monthly rent withdrawal (see website: tenant resources > documents)
3. Rental Applications (see website: tenant resources > documents)

Then we review the lease and go over any questions that you have, sign, and welcome you to QCA!

Our website www.queencityapartments.com is a great resource where you can view the listing information including rent prices, washer/dryer and parking status, photos, you can review our lease agreement ahead of time and prepare some questions as well as print the documents you would need for a lease signing (see Tenant Resources > Documents).

Please email Ruth at ruth@queencityapartments.com if you have additional questions.