

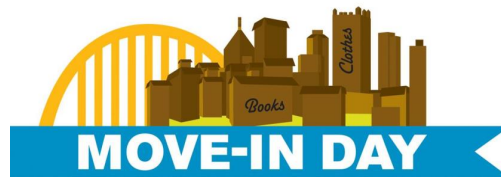
# **STUDENT HOUSING** Home Away From Home in Bloomsburg

**BLOOMSBURG STUDENT HOUSING RESIDENT'S GUIDE TO SUCCESS!**

# *WELCOME!*



**CONTACTING US**





EMERGENCIES ARE NEVER PLANNED!!

All of our apartments are equipped with a fire extinguisher.  
Please find out where that is in case of an emergency.

**As you are moving in make sure that the smoke alarms are in working condition, we have gone through all of the apartments over summer, but batteries could have died.**

If an emergency happens, DIAL 911 IMMEDIATELY!



### CONTACTING US

The best way to contact us during the week is in person or by email. Our office is located at 53 West Main Street, right next to the fountain. The office will always be open from 10:00am-3:30pm Monday-Friday. If you can't stop by, then send an email at [info@bloomsburgproperties.com](mailto:info@bloomsburgproperties.com).

Jared is our Director of Residential Services and will be your main point of contact for the duration of your lease. He can answer any and all questions that you have.

If it is after 3:30pm and you need to get ahold of him, send him a text first, stating your name, building and apartment number, and what you need to get ahold of him for. He will give you a call at his earliest convenience.

#### **Jared's Contact Information:**

Email: [jared@bloomsburgproperties.com](mailto:jared@bloomsburgproperties.com)

Cell: 570-520-9062

#### **Office:**

Email: [Info@bloomsburgproperties.com](mailto:Info@bloomsburgproperties.com)

Phone: 570-618-8290

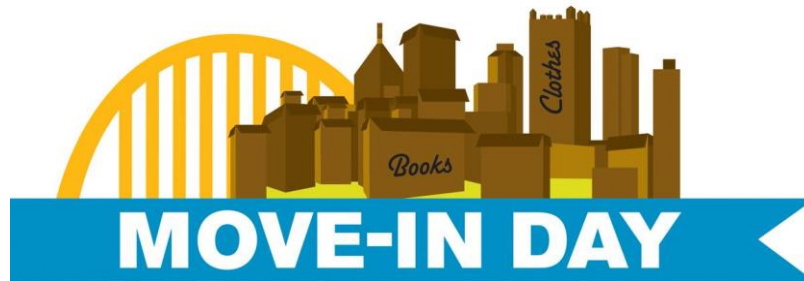
Address: 53 West Main Street, Suite 2  
Bloomsburg, PA 17815

#### **Maintenance:**

570-618-8340

## **Important Phone Numbers.**

All Questions.	570-618-8290	Main Office
General queries, questions/concerns	570-520-9062	Jared Harris
MAINTENANCE	570-618-8340	Justin Sauers
Electric	800-342-5775	PP & L
Water	888-299-8972	Suez Water
Gas	800-276-2722	UGI
Sewage	570-317-2800	Bloomsburg Municipal Authority
Parking – AAT Parking Mgmt.	888-390-1114	Parking Issues- Guest Passes, Towing Etc.
TRASH	570-336-7330	Team Green
Bloomsburg Hospital	570-387-0236	Health
Bloomsburg University Police	570-389-4168	On-Campus problems



We have waited all summer for your arrival let's begin!

Our crews have been working all summer long to get your apartment/house in the best condition possible.

Attached is the Move in Checklist to complete just to make sure that our standards are as good as we want them to be. This checklist will also help you not get added charges in case we missed something.

**Move in Checklist:** This checklist is for your benefit. It will take less than half an hour to complete and return it to our office within 7 days of receiving it. We will be keeping this on file to match with the Move Out Checklist.

If you have any question or concern on Moving Day, please call Jared at: **570-520-9062**

If there is a **Maintenance Concern**, please call at: **570-618-8340**

## Move in Instructions:

1. Non-Living Spaces (Attics, Basements) should not be utilized. They are closed for your protection.
2. Use poster Putty to attach posters, DO NOT use tucks or tape
3. Unless a dumpster is on site, **you are responsible for garbage removal, please sure to sign up with the Trash Company.**
4. Should you incur a Disruptive conduct report, a \$150 fee will be assessed on the first occurrence. IN Occurrence with town guidelines, any subsequent disruptive conduct report could result in eviction.
5. Should you have any plumbing problems, please call Maintenance Immediately. To minimize any toilet blocks, **DO NOT throw Tampons, excessive paper or foreign objects down the toilet.** If the Toilet of Sink is blocked due to such issues, you will be charged for the fix.
6. **You are responsible for the Disposal of garbage-** and the general maintenance, such as keeping the exterior clean of debris and litter. At any time our staff is required to pick up garbage and clean the exterior of the property, a \$50 minimal fee will be charged.
7. If you are **cited by the town for any ordinance violation**, there will be a **\$150 deducted from your Security deposit.** Multiple offenses could result in Eviction.
8. As per your Lease , No Kegs of alcohol or Open Parties will be tolerated: *Lease Section "Use of Property".* Violation of this policy will result in Immediate eviction from the property without rental refund per your lease.
9. The lock on your entrance door is part of a Master System. **Removal or replacement by the tenant is NOT ALLOWED.**
10. Premises' Parking is restricted to individuals who have paid a parking fee and registered their car. Please make sure to get a parking Permit from us.
11. PETS ARE ONLY ALLOWED ONLY IF A PET AGREEMENT IS SIGNED IN ADVANCED, THERE IS **A \$400 PET DEPOSIT**, ALL STUDENTS MUST SIGN THE PET AGREEMENT MAKING ALL STUDENTS LIABLE FOR DAMAGE DONE BY THE ANIMAL.



## **Utilities**

Before anybody can move in, the utilities that you pay for must be transferred to your name. THIS IS IMPORTANT!

### **UTILITY COMPANIES:**

**Electric - PP&L- 1-800-342-5775**

**Gas – UGI – 1-800-276-2722**

**Water- United Water Company/Suez- 1-888-299-8972**

**Cable/Internet - Service Electric- 1-570-784-3933**

**Sewage- Bloomsburg Municipal Authority- 570-317-2800**

**(All Sewage Bills are mailed to the Landlord. We will send you a copy via email every Month. Please make sure to pay on time).** *This does not apply to tenants whose Sewage is included on the lease or if they have bought the \$99 Per Semester package from us)*



We allow rent payment in many different ways and are willing to work with you as much as we can! All rents are Due July 1<sup>st</sup> for Fall Semester and December 1<sup>st</sup> for Spring Semester.

### **Online Payments:**

We accept electronic check with no surcharges! Go to: <http://mvstudenthousing.com/> and click "Pay Rent".

### **Check, Money Order, and Cash:**

All checks or Money orders should be mailed to our **accounting office at PO box 1059, Royersford, PA 19468.**

If giving Cash, you can bring it to the office and give to Jared. You will get a receipt for the payment.

**Office :53 West Main Street, Suite 2, Bloomsburg, PA 17815**

### **Venmo:**

We do accept Venmo payments also for rent, Our Venmo name is: @mvstudenthousing

### **Financial Aid Rent Payment(s):**

If you are receiving financial aid, then rent is due by October 1<sup>st</sup> and March 1<sup>st</sup>. If you are not receiving financial aid, then rent is due July 1<sup>st</sup> and December 1<sup>st</sup>. If you are paying **monthly**, then rent is due at the 1<sup>st</sup> of every month starting in July and will be divided in 10 payments.





Our Maintenance Team is amazing! You will probably need them at least once during your stay, Maintenance needs are possible in any residence. If you have a need, that is when our maintenance team comes in!

### **Phone:**

If it is during business hours, please call the maintenance number at **570-618-8340**. (8:00 am to 4:00pm)

If it is not URGENT or not during hours, then wait and call the maintenance number during regular hours.

If it is **really urgent** then you can call maintenance and if they do not answer **text Jared at 570-520-9062 first then call.**

### **Who pays for Maintenance Requests?**

In short, if the problem is natural and not your fault, then we will pay for the maintenance that is done. If it is your fault (e.g. broken pipe because you didn't turn on the heat) or (a broken door or window) etc., you will be paying for such maintenance.

## JUST A FEW

## MAINTENANCE FIXES!



### Light Bulbs:

We do not provide any light bulbs to you. If your light dies, PLEASE attempt to replace it before calling our maintenance department.

### Vandalism:

If you see anything suspicious that might be criminal call the police AS SOON AS POSSIBLE. When the police come, tell all the information that you can. After the police report happens please inform our office about the incident via email or Phone. This will help us try to catch the individual(s) that damaged our property.

### Lock Outs:

Please attempt to get in via your roommate if you have locked yourself out. If it is between 9am-3pm, you can come to the office and get a "loaner key". If it is between 3pm-9am, then our crews need to be compensated and you will be billed \$25.

### Drains:

If your drain will not go down, please attempt to unclog your drain before calling maintenance. The best thing to us on drains is "Drano Max Gel". If it continues to not go down, then contact our maintenance department.



We hope that you will take care of our place like it is your home. We will make sure that our properties are in good condition you will be getting an inspection the week before you move out for winter break, you will receive an email telling you when your residence is scheduled for a walk-through inspection. This will also happen the week of Spring Mid-Terms. We will have a checklist of things that need to be fixed to avoid damages.

Below is the tentative schedule:

Move in- August 21<sup>st</sup>-25<sup>th</sup>

**Fall Mid Inspection-** Monday October 14<sup>th</sup> to Friday October 18<sup>th</sup>

Return from Winter Break- January 18<sup>th</sup>-19<sup>th</sup>

**Spring Mid Inspection-** March 16<sup>th</sup>-20<sup>th</sup>

**Move Out Inspections-** May 4<sup>th</sup>-15<sup>th</sup>

When you receive your email of the appointment, that is the set time, no exceptions. If you would like to have someone present, then please rearrange your schedule. The checklist will be left on the kitchen table or front door.



We will be doing a move-out inspection of your property in May. We have up to 30 days after the time you move out to refund your deposit to you.

Your security deposit is administered as follows:

1. When you signed a lease with us, we retained your Security Deposit money in a separate bank account for safe holding.
2. When your stay ends with us, we are required by law to return to you **less the following items:**
  - a. The Town Recycling Fee of \$15 per student- **Does not Apply to you if you have bought the \$99 Semester Package) (Also If you live at Glen Avenue.)**
  - b. The Bloomsburg Student License Fee of \$45.00- **(Does not apply if you have the \$99 Semester package)**
  - c. Any charges related to damage done to your residence or cleaning that we saw during the move-out inspection
3. The day of Move out, **leave your keys in your assigned room in an envelope with name and address** where we can send your security deposit back after we inspect your apartment.

Your deposit **will be sent to your forwarding address** within 30 days of your move out date.

**PLEASE GIVE US A FORWARDING ADDRESS, IF WE DO NOT HAVE ONE, WE CANNOT ISSUE A REFUND TO YOU!!**



During the first week of move-in you completed a checklist for us. Please return your residence to the level that it was when you did the checklist! We want the next guest to have the same experience you did.

Please follow instructions to get your security deposit back

- Each person is responsible for their own room. If the common areas are damaged everyone will be charged.
- **Leave your keys in your assigned room in an envelope with name and address where we can send your security deposit** back after we inspect your apartment.
- Please clean your room like it was your own. Don't make us have to hire someone to come in and clean it.

**IMPORTANT:** Please Confirm the forwarding address for the Security Deposit refund check before you leave for Summer. If you don't return the key and you will forfeit your deposit.

If we hold anything from your security deposit (besides the Recycling Fee and Student Licensing Fee) we will send a detailed list of why you received the amount you did.

# **RENTAL RENEWAL NOTICE**

We begin Leasing Apartments for Fall 2020-Spring 2021

Academic year **on September 1<sup>st</sup>.**

If you are interested in retaining your apartment for next year,  
Call 570-618-8290 or email [Info@bloombsburgproperties.com](mailto:Info@bloombsburgproperties.com).

If lease signed by September 15<sup>th</sup>, we guarantee the same rent  
with no increase.

Or if you are interested in any other apartment or Housing owned  
by **MV Student** for next year do call us and we can help you for  
next year.

## **LIST OF PROPERTIES:**

- 1 Bedroom Apt. Complex- **428A, 428B, 428C, 428D West Main Street**
- 1-3 Bedroom Apartments- **5 East Main Street**
- 1-8 Bedroom Apartments- **53 West Main Street**
- 2 Bedroom Apt. Complex- **303 Glen Avenue Apartment**
- 2 Bedroom Apt. Complex- **375C, 377C Fetterman Ave.**
- 2 Bedroom Apt. Complex- **391B Lightstreet Road**
- 2-3 Bedrooms- **600 East 2<sup>nd</sup> Street**
- 2-3 Bedroom Apartments- **2 East Main Street**
- 3 Bedroom Duplex- **418 and 420 East Third Street**
- 3 Bedroom House- **419 East Anthony Ave.**
- 3-8 Bedroom Apartments- **223 Center Street**
- 4 Bedroom Duplex- **310 and 312 East Street**
- 4 Bedroom Duplex- **252 and 254 East Fifth Street**
- 4 Bedroom Duplex- **249A Center Street and 249B Center Street**
- 4 Bedroom Apt. Complex- **375A, 375B, 377A, 377B Fetterman Ave.**
- 4-5 Student House- **315 Catherine Street**
- 5 Bedroom Duplex- **258A and 258B Iron Street**
- 5 Bedroom House- **391 Lightstreet Road**
- 6-7 Bedrooms- **440 Wood Street**
- 8 Bedroom House- **385 Lightstreet Road**
- 9 Bedroom House- **383 1/2 Lightstreet Road**