



WELCOME NEW RESIDENTS!

The following is information you will need in the future:

Office Hours for Ohio Stater

Monday – Friday
9:00am – 5:00pm

Saturday (on select Saturdays)
10:00am – 2:00pm

Phone Numbers:

Ohio Stater Office: (614) 294-5381

Lock outs: Primary – Jennifer (614) 975-1478
Secondary – Thom (740) 350-5401

Ohio Stater Texting # Only & only during Office Hours: (614) 585-3133

Move-in Date:

Your Move-In Day is Thursday, August 15th 2024. We have extended hours on this day and are open from 8am-6pm.

On August 15th we have approximately 70 residents moving in. We also have 50 residents who still live in the building, as well as commercial property surrounding the building. To prevent a traffic back up, parking problems, limited access to carts, waiting time for elevators and long lines for moving in, we will have assigned each apartment a move-in time block. Please trust us that following this time block will make your move-in easier.

Your assigned Time Block will be emailed to you closer to August. **If you are already planning on moving in after August 15th, please send us an email and let us know as soon as possible.** This will open up space in Time Blocks for others who have scheduling conflicts. We will also give you further instruction if you are moving in on a day when our office is closed.

Rent, Security Deposit and Paperwork:

ALL lease paperwork must be completed and your Security Deposit payment must be paid in your Appfolio portal in order for you to move in.

Per Section 4.2(a.) of your lease, you owe a Security Deposit of \$500.00 by August 1st, 2024. You were given a chance to pay this in FULL, or installments of 3 or 6. If you wanted to pay in installments, per your lease, you had to have notified us in an email by July 1st, 2024, telling us if you are choosing 3 or 6 installments. As a reminder, if you chose installments, each installment is due on a monthly basis starting August 1st, 2024. If you did not choose installments, the full amount of Security Deposit is due by August 1st, 2024. You will not be able to move in without any of the Security Deposit payment made, whether in full, or in installments.

The Holding Fee you paid to reserve your apartment becomes your first installment of rent when you move in. Rent is due by the 1st of every month thereafter (you can refer to first section of your lease regarding explanation of rent payments). There is a grace period until the 5th, after the 5th a **\$50.00 late fee** will be charged to your account. Per your lease, all rent MUST be paid via your Appfolio account. Please note when setting up your Appfolio account that there is no fee to pay by eCheck, but there is a convenience fee charged by Appfolio to pay by Debit or Credit card. We do not profit from any of these fees. It goes directly to the Appfolio company as a processing fee.

Your next rent payment after move-in will be due September 1, 2024; you may already see this charge in your portal by move-in, as charges appear in the portal about 5-7 days before their due date.

***AUTOPAY:** As a convenience, Appfolio allows you to set up Autopay. You can set up what day you would like to pay your rent each month automatically, rather than signing into your account each month to pay it manually. **If you set up**

an auto payment for rent, be sure the date is set for your first payment to go through on or before September 1, 2024, and by the 1st each month thereafter.

If you are a Renewal and were on a 10-installment lease last year and are moving back into the same apartment, your Appfolio account will stay the same and you will continue to pay in the same account as normal, starting in August 2024.

If you lived with us last year and are transferring to another apartment in the building, your new Appfolio account information was sent to you when you signed the new lease. This is the account that you will be logging and paying into starting in August 2024.

Contact information:

Phone numbers and emails that we have on file for you and your cosigner through Appfolio is what was given on the application when you rented. If this has changed, or changes during the course of your lease term, it is your responsibility to let us know so that we can update it. If not updated, it will cause you to miss important notices given out during your lease term. **The Ohio Stater is not responsible for notices not received due to wrong contact information.** Any information that is longer than a text message will be sent via email.

Renters Insurance:

All residents must have renters' insurance for your personal items in your apartment. As a student, you may have coverage under your parents' homeowners' insurance policy. If you have not had verification of your insurance policy mailed to us yet, please make sure we receive it before your move-in date.

Smoking addendum:

Per your lease, Ohio Stater is a smoke-free building (Sec 5.2.c). You, or your guest(s), cannot smoke in your apartment or in common areas of the building. **All residents must sign our smoke-free addendum and turn in within 5 days of moving in.** This will be given to you on your Move-in day.

Laundry: Use your Key FOB or your Common Door key to enter the Laundry Room on the ground level. It is located to the left of the elevator doors. We provide each resident with a complimentary, re-loadable laundry card that they will use at the machine located in the Laundry Room. Residents can load cash onto the card up to \$40.00. If you lose the card, residents are responsible for purchasing a new card at the machine. The cost of a new card is \$5.00. Upon moving out at the end of your lease, no refunds are able to be given with money left on the card. So please make sure to use all of your loaded money before turning it back in.

Mail and Package Delivery:

Mailboxes are located to the left of the front doors in the Lobby, and they correspond to your apartment number. You will receive a designated key for your mailbox. Once you receive your key, please open your mailbox and remove the green VACANT card and return it to our office. After this, please check your mailbox at least once a week to prevent mail buildup. If your mailbox is too full, postal carriers will not deliver your mail. If you receive mail for someone other than yourself in your mailbox, write RTS or RETURN TO SENDER on it and drop it in the outgoing mailbox next to the mailboxes. If you receive a package that does not fit in your mailbox, or if you are not present when it is delivered, the package(s) will be brought to the Ohio Stater office for your convenience. Ohio Stater is not responsible for any lost or stolen packages.

Doors and locks:

- **Building key and FOB:** To enter the building, use the stairwell doors or the Laundry Room you will need to use your Key FOB or Common Door key. The Common door key is provided just in case the power or internet is out.

After Move-ins, our building will be locked 24/7. The Front and Back Doors will be open during office hours only for deliveries.

- **Apartment door and key:** Your apartment door is a heavy, metal door. You are not allowed to affix anything to your door (inside or outside) with any type of glue, paste, stickers, nails, screws or tape. Magnets are allowed. Charges to repaint door will be assessed if you use anything else but magnets and damage occurs as a result.

Please note that for your safety, your apartment door will lock automatically when you shut your door. You must turn the key on your own if you want to lock your deadbolt as well for added security. If you are locked out during our office hours, the office staff can open your door for you. **If you are locked out after office hours, there is a \$25 cash-only fee for a staff member to let you in. The payment is given directly to the staff member who lets you in. Ohio Stater does not profit from the lockout.**

If you are locked out after office hours, please call one of our lock-out numbers:

Primary number: Jennifer (614) 975-1478- If someone does not answer and you do not receive a response within 5 minutes, please try secondary number below.

Secondary number: Thom (740) 350 – 5401.

Please save these numbers in your phone, and always take your keys with you to prevent lockouts from happening. These numbers are listed on our website if you find yourself without your phone. The number is also listed on the monitor by our offices in the Lobby.

If you lose your key(s) or FOB completely, please come to our office during normal office hours to obtain another. Charges for *lost* keys:

Common building door key = \$75.00

Key FOB = \$75.00

Mailbox = \$25.00

Apartment key = \$50.00

Beds:

The Ohio Stater provides Full sized beds in most apartments, and Twin XLs in our smaller sized apartments. If you'd rather have a Twin XL instead of a full, please contact our office before August 1st. If you are wanting to bring in your own mattress, please contact our office before August 1st.

Bed bug covers:

Bed bugs can be picked up anywhere at any time. For your protection, and to prevent the spread of any that are brought in, we provide bed bug covers for all of our beds for both the mattress and the box spring. When you move in, we have already put the encasements on for you. If you bring in your own mattress and/or boxspring, we will provide bed bug covers for you. These are to remain on at all times. During your stay, if you have a problem with yours and need it replaced, please contact our office. You will be charged for these if they are damaged, stained or missing when you move out, or if we need to replace it during your lease due to damage. They are each \$55 if replacement is needed. We also provide a mattress pad for added protection for the Bed Bug Cover.

Cable and Internet:

Even though the Ohio Stater provides your cable and internet for *free*, if you do have a problem with your connection, Spectrum requires the resident to make the phone call for service. We cannot call for you. The phone numbers for Spectrum Resident Customer Service issues are: WiFi: 855-895-5302, Cable: 833-697-7328.

Kitchenettes:

Most of our studio apartments have a kitchenette with a kitchen sink. Please note that the kitchenette sink in your apartment does **NOT** have a garbage disposal. Therefore, **do not put ANY food down the any drain in your apartment.** Please dispose of all food particles in your trash can before cleaning off your dishes in the sink. Forcing food down the drain will cause a clog that will back up the drains in your apartment. If this occurs, you will incur a \$50 un-clog charge. Please do not flush food or anything else down toilets besides toilet paper. This will cause a backup as well.

Trash:

All trash from your apartment should be taken to any of the five large dumpsters at the back of the parking lot, near Tuller Street. Please do not put apartment trash in the trashcans located in the Lobby or Kitchens. Dunkin Donuts dumpster is located right behind Dunkin Donuts. Dunkin Donuts dumpster is for commercial use only. The red dumpster in the garage is for construction only. You must take all trash to our brown residential dumpsters in the back parking lot. Any trash found outside your apartment door, put in the Dunkin dumpster, red dumpster, or that is placed in one of our trash cans inside the building will result in a fine.

Common Kitchens:

The kitchens are located on the 2nd and 3rd floors. Our cleaning staff will clean the kitchens 5 days/week, but please clean your personal items and store them properly. Unattended supplies/dishes/silverware will be disposed of. If available, keys to the locked cabinets may be obtained. There are not enough cabinets for all residents. Kitchen cabinets are assigned on a first-come, first-serve basis. Please ask an office employee if there are any available. If there are, you will be able to sign out a key for your lease term.

Fitness Center:

In your apartment you will find a folder with an Fitness Center Addendum inside of it. As a resident here, you have access to the Fitness Center 24 hours, 7 days a week. Because of this, **you must sign the addendum in this packet and return it within 5 days of moving in.**

Pets:

There are NO PETS allowed at the Ohio Stater. This means no permanent pets or visiting pets. Strict fines will result if this rule is not followed and can result in an eviction.

Any Assistance Animals for guest or residents will have to fill out paperwork before bringing the animal to the building. That paperwork will go through our attorney's office to verify with the doctor's office from which it was prescribed.

Parking and Towing:

Parking is not guaranteed and is in addition to monthly rent. **Parking is for residents who reserved a spot in their lease at time of signing. A valid pass is required for parking in the lot and all of the garage floors.**

Hound Dog's Towing will drive through our garage and parking lot and will tow cars without a valid pass, if the pass is not visible, or if the pass is registered to a different car. Their business operates 24/7, 365 days a year. If you park anywhere other than the area designated on your permit, you or your guests are at risk of being towed at your own expense. Once you have been towed, you must discuss your fees with Hound Dog's Towing (614) 462-0729.

Place parking pass sticker on the inside of your back window, passenger's side, near the bottom corner. You are responsible to have a valid and visible parking permit in your car at all times while you are parked at the Ohio Stater.

If you come back to park and do not have a spot, someone else has parked there without a pass. Contact Hounddog's Towing and they will come out and locate that vehicle and remove them from the spot so you can park. Inn Town Homes/Ohio Stater is not responsible if you choose not to have them towed and you park in another lot or on the street and get ticketed or towed.

If at any time you are unsure of where you are supposed to park, please contact our office and we would be happy to help you! Ohio Stater is not responsible if you park incorrectly and are towed or ticketed as a result.

Guest parking:

Guest parking is limited and are sold on a first-come, first-serve basis.

Guest parking passes can be purchased in the office at the following rates:

Day Passes (until 5:00 pm): \$5/day Overnight Passes (5:00 pm – 10:00 am): \$10/night

Home Football Saturdays: \$25 (8am – 11:59pm)

*Towing will be called off for Move-in days. If you move in after August 15th, we will give you a temporary pass to park your vehicle for moving-in.

Bicycle Gated Area:

We offer locked, gated bicycle storage in our parking garage underneath the garage ramp. All bikes using the bike racks at Ohio Stater must be registered within the leasing office. All bikes must have a lock of their own for this area. Please inquire within the OSI Leasing office if you are interested in this. They are given out on a first come, first serve basis, and space is limited.

Items that can be checked out from Office:

Residents can temporarily check out the following items from the office:

- Vacuum
- Moving Carts
- Tools (screwdriver, wrench, hammer, tape measure)

Maintenance Requests:

If your apartment requires maintenance, you can submit a maintenance request through your Appfolio account. Requests are handled as soon as possible, in the order in which they are received. Our Maintenance Staff keeps regular business hours 8am – 4pm weekdays and is on call after hours and during weekends for emergencies only.

If the office is closed and you have a maintenance **EMERGENCY**, please first contact Jennifer at (614) 975-1478. If Jennifer is unavailable, please contact Thom directly (740) 350-5401. Do NOT use the Office Texting # for after-hours emergency maintenance. Again, the Texting number is only checked during office hours, M – F 9am – 5pm.

- Maintenance Emergencies include things like: No heat, no water, water leak, no power.
- If the building power is out, please call **Columbus Electric** at (614) 645-7627. They will be able to tell you when to expect power to come back on. If the power is out, keep your fridge and freezer closed as much as possible to avoid food spoiling.

If you use lose this packet, you can also find it on our website under the Download Forms tab, and search for Move-In Packet 2024.

Once again, we'd like to welcome you to your new home, and we hope that you enjoy your living experience at the Ohio Stater!! If you have any questions, please contact our office during our business hours, M – F 9am – 5pm at 614-294-5381.

Sincerely,

Ohio Stater Staff