

Frequently Asked Questions

1. This place is perfect for me! What do I need to apply?

You will need:

- an application fee (\$50 *per* applicant and/or co-signer),
- a *separate* \$250 or \$500 security deposit, and
- a completed application

to reserve an apartment home. Your deposit will be refunded to you if your application is not approved. We only accept checks, money orders or cashier's checks.

2. Do you have any parking options?

There are garages located within close proximity to the JM from which you may rent a space. They range in price from \$60-\$120 a month. These **prices are subject to change at any time** as the garages are all privately owned and operated.

3. What utilities will I be responsible for?

We pay for heating/cooling, water, and sewer. You'll be responsible for your power bill, but you are only paying for your outlet usage, lights and the fan to your heating/cooling unit. This averages between \$30 and \$50 p/m.

There is a monthly utility fee of \$18.50, which pays for trash, pest control and gas.

You will also be responsible for cable/internet. The building is pre-wired for Comcast and FIOS, and there is free wireless internet in the club room.

4. Will there be someone on site 24-hours?

The John Marshall comes equipped with controlled access for all residents and our lobby attendants are on-site 24 hours a day. We also offer 24 hour on-call maintenance for any emergencies.

5. I love entertaining friends and family. Do you have space for that?

Our spacious clubhouse comes equipped with walk-up bar-height granite countertops, flat-screen televisions, Wi-Fi, poker tables, billiards, and a cozy fireplace. It's open 24 hours a day and reserved just for our residents and their guests. You are able to rent out that space for private parties as well!

We also feature a furnished 2 bedroom guest suite exclusively for residents. When you have friends and family visiting Richmond, you can reserve the room for only \$125.00 a night!

We also have 2 charcoal grills for residents to use during the warmer months.

6. I want to stay in shape, but making it to the gym is tough with my schedule. What will the fitness center offer?

Our fitness center can impress even the biggest gym buff! We offer brand new machines, flat screen televisions, wifi, and room for our personal trainer. Save money and cancel your gym membership! Your on-site gym is open 24 hours a day and rivals any club around Richmond.

7. Do you offer flexible lease terms?

You can create a lease for 3 -12 months (short-term leases available at limited times of the year):

- 3 month leases come with a \$200 monthly premium;
- 6 month leases come with a \$100 monthly premium;
- 9 month leases come with a \$50 monthly premium.

8. I have a well behaved dog but he normally exceeds weight limits. What is your policy?

We understand that not all good dogs are small dogs. We have no weight limit on dogs, but reserve the right to restrict against breeds that are considered aggressive. We require a one-time fee of \$250 and monthly pet fee of \$50 per pet.

9. My job might transfer me in six months. Am I allowed to sublet my apartment?

If you find a qualified applicant (credit/background and makes 3x the rent) they'll pay an application fee, you'll pay a \$500 sublet fee, and you can be removed from the lease. The incoming applicant would accept your apartment "as is" so ensure that it is left in great condition so that we can rent it quickly for you.

10. I love ordering things online, but never have time to pick up my packages during your office hours. What can I do?

Our lobby staff accepts all packages from DHL, UPS and FedEx for you. You'll receive an email when you have a package and you can pick them up 24 hours a day!

11. I travel a lot and I'm not always in town when rent is due. What are my options?

Many of our residents use a "web bill pay" or "e-draft" program through their bank to pay electronically. You set it up through your bank one time for a recurring payment, and they will mail us a check for rent every month that automatically comes out of your bank account. It's that easy!