

Students attending Lake Area Technical Institute now have the opportunity to live near the campus, in a privately owned building, while pursuing their post-secondary education.

Lake Area Suites

QUESTIONS & ANSWERS

Q: What is the process to reserve an apartment?

Answer: Students interested in Lake Area Suites should submit a completed application, with roommate preference (if you have roommates in mind), to Lake Area Suites, 312 11th Street NE, Watertown, SD 57201.

Lake Area Suites will contact students who have submitted an application. Students wishing to rent at Lake Area Suites for the next school year must pay a \$460 security deposit to reserve an apartment / bedroom. Applications are approved or denied based on the applications' credit screening, landlord references (if applicable), criminal background history, and at the discretion of the property manager.

Q: What are the occupancy guidelines for housing?

Answer: Occupants must be 18 years of age and preferred to be enrolled as a student at Lake Area Technical Institute or Mount Marty College.

ONLY ONE OCCUPANT PER BEDROOM WILL BE ALLOWED.
Four bedroom apartment may not be occupied by more than 4 people.

Q: What types of apartments are available?

Answer: All apartments are four bedroom units.

Q: What if I don't know anyone to lease an apartment with?

Answer: Lake Area Suites will, to the best of their ability, place students together based upon their roommate preference (which is part of the application). Common areas within the apartment, such as the kitchen, living room and bathroom, will be shared jointly by all roommates. All apartment occupants will sign a lease agreement, as well as a roommate lease addendum stating their responsibilities jointly and individually as roommates within the household.

Q: What will happen if I pay a deposit and do not pass the screening criteria? Will I get the deposit back?

Answer: All applicants will have a credit check and criminal background check completed on them, as well as a prior landlord reference check, if there is previous rental history. If the applicant does not meet Lake Area Suites screening criteria, a notice will be mailed to them informing them that we are unable to rent them an apartment and the deposit, less a \$50 processing fee, will be returned.

Q: Where can a student apply for an apartment at Lake Area Suites?

Answer: Applications can be found at the Lake Area Suites on-site management office in Watertown, South Dakota or printed from the www.lakeareasuites.com website.

Q: What furnishings come in an apartment?

Answer: All apartments have a full kitchen with a stove/oven, refrigerator, microwave and window blinds are provided on all windows. Coin operated laundry machines are available on the 2nd floor.

Q: Can I have alcohol in my apartment if I am of legal age?

Answer: Lake Area Suites buildings and grounds area is alcohol free. Alcohol is not permitted.

Q: Can I smoke in my apartment?

Answer: Lake Area Suites is a NON-SMOKING building. You may smoke outside, away from the buildings. Please use receptacles provided and be thoughtful of others.

Q: Can I have a pet in my apartment?

Answer: You may not have a pet in the building or on the property. Visiting pets are not allowed. NO PETS.

Q: Can a student decide who their roommate(s) will be?

Answer: Students *may* choose their own roommate(s). However, if a student does not know anyone to live with, Lake Area Suites management will place students together in an apartment based upon their roommate preference questionnaire and available bedrooms.

Q: What are the lease terms and lease rates:

Answer: Leases will begin on August 1st, or sooner if requested, and run through May 31st.

Lease rates for each bedroom for a four bedroom apartment is \$4,600 per school year with 10 monthly installments of \$460 per month beginning the first month of the signed lease agreement.

Q: How is the rental fee paid:

Answer: Monthly rental fees will be paid by Electronic Funds Transfer through your bank account. You also have the option to prepay the entire lease at the beginning of the lease term and you will save 5%.

Q: Cost of Parking?

Answer: Lease rates are \$650 for the school year for underground, heated parking. This amount can be paid in full or added into the auto withdraw of the monthly rent. Underground parking follows the term of the lease. It cannot be just rented for a week or two. Assigned parking on the property. *Security camera surveillance.*

Q: What utilities are included in rent?

Answer: Lease rates include all utilities, electricity, heating, cooling, water, sewer, recycling and trash. *Wi-Fi is also included.*

Q: Is a security deposit required?

Answer: A security deposit equal to one month's rent is required. The amount of the security deposit returned at the end of the lease agreement will be determined based upon the wear and tear on the apartment. \$150 will be automatically deducted from the security deposit for turnover expenses, upon termination of the lease. If the apartment/bedroom is left in good condition, and there are no damages or monies due, the remaining portion of the security deposit will be returned, upon completion of the lease.

Q: If I pay a security deposit to hold an apartment or a bedroom within an apartment and have signed a lease and finished paperwork, and I decide not to attend Lake Area Technical Institute of Mount Marty College; will I receive my deposit back?

Answer: No

Q: Can I have a dorm fridge or space heater in my room?

Answer: If a dorm fridge is needed, there will be an additional charge of \$10/month and it must be 2 years old or newer.

Q: What furnishings come in an apartment?

Answer: All apartments have a stove/oven, refrigerator, microwave, desk, window blinds. It also has a built in desk/closet organizer in each bedroom.

Q: What if there are damages incurred while living at Lake Area Suites?

Answer: The deposit will be used to pay for damages, fines or other fees incurred for the duration of the residency. Such charges, fines and fees will be applied to a student's account at the time they occur with payment expected within two weeks.

If you have any further questions, please email Kate at kjurrens2000@yahoo.com or call 605-880-6225.