

A PARENT'S GUIDE

TO FINDING & LEASING OFF CAMPUS HOUSING

LEARN HOW TO BECOME A SAVVY RENTER AT RODGERS FORGE

When looking for off-campus housing it can be hard to know what questions to ask, what to watch for during tours, and where to begin.

Bridge Property Management (BPM) is committed to helping you find your student the perfect place to call home. With more than 28,000 apartments across 17 states we've been through this process a time or two and have resources to help make the process quick and easy.



RENT-RELATED QUESTIONS

Q: What is typically included in rent?

A: Rent at Rodgers Forge includes water, sewer, and trash. However, every community is unique when it comes to items included in monthly rent, so it is important to compare. Is heat, water, and other utilities included? Is there a charge for parking? Discuss this with the leasing agent to get a complete list.

Q: How can I estimate utility charges?

A: A great way to help budget for utilities is to contact any municipal utility company, like Baltimore Gas and Electric at 800-685-0123, to find out what an average bill is for that address based on the last year.

Q: How should I pay rent?

A: All BPM managed properties have online payment portals and encourage payments through ACH, Credit, or Debit Cards. Payments can even be set up to automatically recur each month so rent is never late. Plus, you can even pay directly at the leasing office. Plus, by enrolling in Bridge Credit Plus you can build your credit just by paying rent! Bridge Credit Plus reports your payment, provides budgeting and learning tools, and tracks your progress - Don't miss out on this beneficial program!

Q: Can I pay rent for my student?

A: Yes, absolutely! Our online payment portal allows you to create an account if you're listed as the Guarantor and pay rent for your student.

MAINTENANCE-RELATED QUESTIONS

Q: How do I file a request for maintenance?

A: The online resident portal (where you pay rent) also allows you to put in requests for maintenance.

PET-RELATED QUESTIONS:

Q: Are pets allowed?

A: Yes! Rodgers Forge is a pet friendly community. We welcome cats and dogs, however we may limit the number of pets and we may have some breed/weight restrictions for dogs. Please review the details with the leasing agent if you have questions or concerns.

Q: Is there an additional fee?

A: Property pet deposits, pet rent, and fees may vary from property to property. At Rodgers Forge we charge a one-time pet fee of \$250 and a monthly pet rent of \$25.00 for each pet. Please check with the leasing agent for more information.

OTHER QUESTIONS:

Q: Do you require renter's insurance and what does it do?

A: Rodgers Forge, and all BPM communities, require renter's insurance with a minimum \$100,000 liability coverage. We offer renter's insurance through a national partner, and are able to provide excellent rates, or you're welcome to bring your own! Renter's insurance protects the contents of your home in the event of fire, flood, or other damage. Renter's insurance may also offset other costs associated with common damage, such as pet stains or an iron burn.

Q: What extra fees may occur when renting?

A: Most communities charge an application fee and administrative fee at the time of application to offset screening and other charges to hold the unit until the time of move-in. At Rodgers Forge we charge an application fee of \$35.00 for each applicant over the age of 18. This is for all lease holders and Guarantors. A deposit or non-refundable bond may also be required at the time of approval and will vary depending on your credit. Your leasing agent will be able to provide you with a complete fee schedule and details.

Q: Nearby Universities?

A: Towson University (1.9 miles), Loyola University Maryland (2.1 miles), Goucher College (3.3 miles), and Johns Hopkins University (3.3 miles).

**BRIDGE
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MANAGEMENT**

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