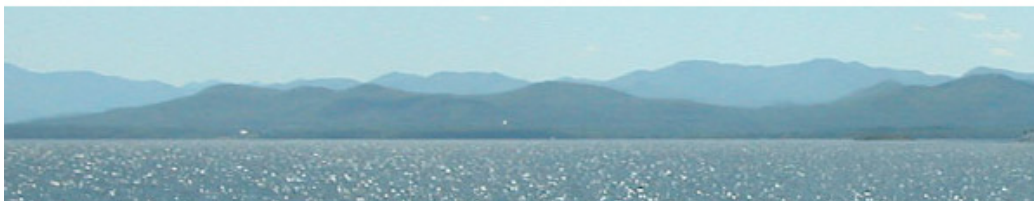


From: Gene Richards <generichards@generichards3.com>
Subject: June 1, 2011 | Champlain Apartments | Move-In Details
Date: April 25, 2011 10:25:04 PM EDT
To: denise@sprucemortgage.com
Reply-To: denise@sprucemortgage.com

Champlain Apartments.com



Contact Us

Gene Richards

cell:

802-343-9909

email:

generichards@generichards3.com

web:

champlainapartments.com

April 25, 2011

Re: June Move-In Preparation and Details

Dear Champlain Apartments 2011-2012 Incoming Tenants:

We hope that your semester ended well and that you are looking forward to moving into your new apartment! A few details to ensure a smooth transition follow.

It is very **IMPORTANT** that you make arrangements for all utilities to be switched into your name now. Even if you do not plan to be here for the summer, your utilities **must be on** for safety, specifically so that your carbon/smoke detectors will be fully operational. To help with the transition, we have placed the meter numbers for the various utilities for most of your individual apartments on our website. Go to www.champlainapartments.com then to your property address where you will find a red button on the right called Information for Utilities. You will need to set up accounts with:

Vermont Gas: 802-863-4511

Burlington Electric: 802-658-0300 (14 East Terrace = Green Mt. Power at 888-835-4672)

Comcast: 1-866-928-9135

Move-In on June 1, 2011: Please call us on or after May 26th which is our current renter's move-out date. We can then make arrangements for you and your roommates to move into your new apartment.

Parking Lease Rental Agreement for 355 and 361 Pearl Street and for Buell Street properties: If you wish to purchase a parking space at 355 or 361 Pearl or for Buell Street for the upcoming year, please complete the parking lease agreement and return with your payment of \$750. Parking is first come, first served.

Rent for June and Subsequent Months: A reminder that your rent plus your \$20 association fee will be debited from the account information that you provided beginning on June, 1, 2011 and then for every subsequent month on the first of the month for the duration of our lease agreement. If for some reason your account has changed since your lease signing, please provide us with a new

ACH Debit Authorization, no later than May 5th.

Please become familiar with our website and review the following important documents on-line at www.champlainapartments.com:

Help Numbers/Important Numbers: One of the documents is a list of help numbers. These are names and phone numbers that will be helpful throughout your stay with Champlain Apartments. Please leave this list by your phone so that it is readily available if needed.

Inspection Checklist: The purpose of this checklist is to ensure that all aspects of the dwelling are in good working condition and that the previous tenants have left the premises clean.

Smoke/Carbon Detector Information: Safety is our Priority. Please make certain that your smoke/carbon detectors are functioning at all times. NOTE: DO NOT FOR ANY REASON REMOVE YOUR SMOKE/CARBON DETECTORS. Not only is there a \$1500 fine for doing so, the detectors are the only thing between life and death. If there are any issues relative to the heating, plumbing, or the electrical systems, please address them immediately with us, as described in the lease.

Roommate Agreement: Please review, complete, and retain for your records.

You will also find other documents related to living in the City of Burlington regarding regulations, contacts, and being a good neighbor.

Please join us in being as **Green and Eco-Friendly** as possible:

Always use the trash/recycling containers provided. Trash and recycling are not to be left in hallways, on porches, or on the green space surrounding your unit at any time. The pickup schedule is on-line. We have transitioned to longer life fluorescent lighting. We have upgraded our heating systems and insulated our properties as both a safety measure and as our way to help you conserve on your utility bills. Please do not bring DORM SIZE refrigerators into your apartments as they can add as much as \$30-\$50/month to your electric bills.

NOISE: It is very important to us that our renters be good neighbors. The City of Burlington is taking noise in our neighborhoods very seriously. Please review the ordinance (click link below) so that you are in keeping with the City quiet periods. A noise violation is very expensive and also puts you at risk for eviction.

<http://www.ci.burlington.vt.us/codeenforcement/noisepollution/>

Cleanliness: Our apartments and houses are some of the nicest student housing in Burlington. We ask that you take good care of them and keep them neat and clean. When we give you advance notice that a service vendor or City official is coming by, we really appreciate your efforts to have your apartment/house look nice. If cleaning is going to be a problem for you and your group, we are happy to make cleaning service recommendations that you can hire at your expense throughout the year.

Porches and Porch Furniture: Per City of Burlington Ordinance only **outdoor** furniture may be used on porches. Interior couches and chairs may not be used on porches at any time. Fines are assessed by the City for any indoor furniture found on exterior porches.

Basements: If your property has a basement, it is only to be used for laundry. You may not set up habitable living space in your basement, nor may you store boxes or furniture in your basement due to fire safety.

Subletting for Academic Semester Abroad Trips: With the increase in semester abroad traveling, we will approve semester-long sublets on a case-by-case basis. **We will not approve any summer sublets**. Please be sure to plan well in-advance if you are planning to go abroad so that you and your roommates may find someone who will be a good fit in your absence. Please see the specific detail regarding subletting in our Frequently Asked Questions:

<http://www.champlainapartments.com/documents/FAQ1a.pdf>

We look forward to having you with us this year. Please use our website www.champlainapartments.com as a source of information and help throughout the year. If you have any questions, please feel free to call me at 343-9909 or Denise Vignoe at 318-2860.

Thank you very much.

My Best,

Gene Richards
802-343-9909

[Forward email](#)



This email was sent to denise@sprucemortgage.com by generichards@generichards3.com | [Update Profile/Email Address](#) | Instant removal with [SafeUnsubscribe™](#) | [Privacy Policy](#).

Champlain Apartments | 168 Summit Street | Burlington | VT | 05401