



## **International Student & Scholar Services**

JMAC 6, Suite 23- MSC 5731 • Harrisonburg, VA 22807 • (540) 568-6119 phone • (540) 568-8080 fax • [iss@jmu.edu](mailto:iss@jmu.edu)

### **HOUSING INFORMATION FOR EXCHANGE VISITORS**

#### **TYPES OF LEASES:**

- An **individual lease** is when a tenant signs for a single room, meaning he or she is individually responsible for paying rent and any damages to the room. However, this may also mean the landlord can place any tenant in remaining rooms in the apartment or townhome. Be sure to check with your property management company about these policies prior to lease signing
- A **joint lease** is a lease signed by all tenants, making the entire group responsible for damages and paying the full rent. This places the choice of filling empty bedrooms in the apartment or home on the tenants themselves
- After signing a lease, some tenants may choose to **sub-lease** their residence. A sub-lease is a legal agreement by which someone who is renting an apartment, house, etc, is allowed to rent it to someone else for a period of time. This can be a viable option for leasing an already-leased property for a portion of the original lease terms

#### **THE LEASING PROCESS:**

- Most property managers will require a rental application fee and an income verification form. If the application form requires a social security number or driver's license ID number and you do not have one, inform the property manager of this and request an alternate arrangement
- Once the leasing process has been completed successfully, you will have access to your apartment/room at a pre-determined time on the day the lease begins.
- Once you move in, inspect the property immediately for damage that was incurred before you move in and alter the property manager. If you do not do this, you may be charged for damages or lose your security deposit

#### **SECURITY DEPOSIT:**

- Many apartment and townhome complexes require a **security deposit** to be paid. By Virginia law, the security deposit cannot be equivalent to more than 2 month's rent. Typically, the security deposit is equivalent to one month's rent.
  - A **security deposit** is a sum of money that landlords or property managers require tenants to pay before they move in; the purpose is to have a financial backup if a tenant fails to pay rent or damages the rental property
- If all rent is paid and the property is left undamaged, the **security deposit** is returned upon lease expiration



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### UTILITIES:

- Each apartment or townhouse complex handles **utilities** in a different way (some will be included in the price of rent, some will not depending on the complex)
  - Utilities include: electricity, water, internet, cable, gas, sewage, trash collection, recycling, snow removal, etc
- Certain companies will charge set-up fees for setting up services
  - Harrisonburg Electric Commission (<https://www.harrisonburgelectric.com/>)
  - Harrisonburg Water & Sewer (<http://www.harrisonburgva.gov/water>)
  - Harrisonburg Trash and Recycling (<http://www.harrisonburgva.gov/trash>)
  - Comcast (Internet and Cable) ([xfinity.com](http://xfinity.com))
- For questions on more specific utility information, please contact the apartment or townhouse complex in question

### TRANSPORTATION:

- Bus Service
  - Harrisonburg Department of Public Transportation (HDPT) provides a comprehensive bus route system for getting around Harrisonburg
  - Specific routes and schedules can be viewed at this link: <http://www.harrisonburgva.gov/bus-routes>
- Taxi Companies
  - Royal Cab & Limousine (540) 438-7777
  - ABC Cab (540) 564-1214
  - Yellow Cab (540) 434-2515
- Uber
  - Uber is a smartphone mobile application that can be used for personal transportation (<https://www.uber.com/>).

### RENTERS INSURANCE:

- Some landlords or complexes may require **renters' insurance** or at least recommend it
  - Renters' insurance is a form of property insurance that provides coverage for a policy holder's belongings and liability within a rental property
  - Protects against loss of *personal property* within the *rented property*
- Be sure to ask your landlord or property management company about renters' insurance to protect your personal property, whether or not it is required and which type of policy they might recommend



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# EXCHANGE VISITOR HOUSING DIRECTORY

Castle Property      206 South Avenue      540 564 2659  
 MatchBox Realty      202 N. Liberty st Suite 101      540 434 5150

Riner Rentals      1687 Port Republic Rd suite 3      540 438 8800  
 Rockown Realty      218 East Market St      540 705 7080

### Property Rental & Management Companies

Along with the properties listed above, each of these companies provide a large variety of choices in regards to housing including apartments, townhouses, duplexes, and homes in the Harrisonburg and Rockingham County area. Properties vary in size, location, and cost. To see available listings with these property management companies and other properties, visit [offcampushousing.jmu.edu](http://offcampushousing.jmu.edu).

### Amenity Information

The following properties may have more amenities than listed, however, most of the desirable features are included. If you have any questions regarding the different amenities of the properties, please feel free to call the individual properties or contact Off-Campus Life ([oc@jmu.edu](mailto:oc@jmu.edu)).

Property Name	Website	Bedrooms	Bathrooms	On Bus Route?	Walking Distance? (within 1.5 miles)	Utilities Included?	Furnished?
The Greens at Chestnut Ridge	<a href="http://www.thegreensatchestnutridge.com/">www.thegreensatchestnutridge.com/</a>	1, 2, and 3	1 or 2	Yes	No	Garbage	No
Loop Modern	<a href="http://www.loopmodern.com/">www.loopmodern.com/</a>	2 and 3	2.5	Yes	No	Internet / Water	No
Hillmont Circle	<a href="http://www.rinerentals.com/">www.rinerentals.com/</a>	1 and 2	1 or 2	Yes	No	Snow Removal	No
Denton Center Apartments	<a href="http://www.rinerentals.com/">www.rinerentals.com/</a>	1	1	Yes	Yes	Water / Sewage / Garbage	No
Grand Duke Apartments	<a href="http://www.thegrandduke.com/">www.thegrandduke.com/</a>	1 (size varies)	1	Yes	Yes	Water / Sewage / Garbage	\$30 extra/month
The Overlook at Stone Springs	<a href="http://www.overlookatstonespring.com/">www.overlookatstonespring.com/</a>	2	2	Yes	No	Yes	Yes
Park Apartments	<a href="http://www.parkapts.com/">www.parkapts.com</a>	1, 2, and 3	1 or 2	Yes	Yes	Packages available	Yes
Urban Exchange	<a href="http://www.liveue.com/">www.liveue.com/</a>	1, 2, and 3	1 or 2	Yes	Yes	Garbage	Yes
Mountain View Heights	<a href="http://www.mvjmu.com/">www.mvjmu.com/</a>	4	1-4	Yes	Yes	Garbage / Internet	Yes
North 38	<a href="http://www.north38apts.com/">www.north38apts.com/</a>	3 or 4	3 or 4	Yes	No	All	Yes
The Walton	<a href="http://www.harrisonburghousing.com">www.harrisonburghousing.com</a>	2	1 or 2	Yes	Yes	Internet	No
Pheasant Run Townhomes	<a href="http://www.pheasantrun.net">www.pheasantrun.net</a>	3 or 4	2.5	Yes	Yes	All	Yes