

Bolte

DEVELOPMENT

1531 South Main Street Blacksburg, VA 24060 www.boltedev.com - 540-951-0851/fax-540-552-3175

General Information

Office Hours: Monday - Friday - 1 - 5 pm - 540-951-0851

Rent: Due on the 1st - late after the 5th of the Month. The late fee is specified in your lease.

There is NOT an online billpay.

Rent may be paid in the office or at Annie Kay's or by mail; by cash, check, or credit card (+3% fee), or have your bank mail a paper check to arrive by the 1st.

Maintenance: Choose one roommate to coordinate maintenance calls.

Routine maintenance - email maintenance@boltedev.com or call the office at 540-951-0851

Emergencies after-hours - call or text 540-315-7247.

No power, no heat, water leaks, sewer backup and security (broken locks/windows)

Move-in – Keys/Inspection Form may be picked up after 3 pm, the day before lease start date.

All rent and deposits must be paid by that time. Inspection Form must be returned to the office within one week.

Move-out - Keys not turned in will result in a re-keying charge.

New leases: Units are painted, cleaned and carpet professionally cleaned prior to move-in.

Lease *renewals* do not have these services; new roommates should fill out an Inspection Form.

At lease end, Bolte will have the apartment and carpet cleaned and the cost deducted from security deposit.

Your unit will be inspected for any significant damage. This inspection will be compared to your Move-In Inspection Form. If you did not return an Inspection Form, you could be liable for additional repair costs.

Remember you are responsible for all major damage –e.g. kicked-in doors, damaged flooring/walls/windows.

Renters Insurance –Proof of renter's insurance covering personal property loss and liability is required.

Window blinds/ceiling fans/bedroom doorknob locks – We do not routinely provide or repair these items.

Parking – Cars parked on grass violate Town ordinance #1598 Sec #5201 & are subject to towing w/o notice.
Apartments with assigned parking are allowed one space per lessee.

Pets – NO PETS are allowed without a Pet Addendum. We do not allow visiting pets.

Property Appearance - Town of Blacksburg regulates property appearance through the neighborhood enhancement program. You will be responsible for any fines/clean-up charges. **Do not park on the grass.**

Coin-Op Laundry–Downtown- 427 Lee Street lower level; Stadium area-corner of Center/Warren Street

Utilities – Service must be on for the entire lease or you may be charged for a ruined refrigerator.

Please contact the utilities **ahead of time**, so you will know what to expect:

VA Tech **Electric:** 540-231-6437 - vtes.vt.edu

Atmos **Gas:** 888-824-3434 - atmosenergy.com - heat, **only for specified units**

Town of Blacksburg (**water, sewer, trash**): 540-961-1119 – blacksburg.gov

NOTE: Remember to keep the heat set to at least **55 degrees** to prevent damage to plumbing.

3/2021