

Dear Homeowner,

Here's hoping you had a refreshing summer and had some relaxing time at the beach. It's almost time to welcome your student renters and we would like to share some points to help with a smooth transition and a successful academic year.

Semester and September payments (if a student is on loans) are coming in and are being forwarded to you all month. Please note, we will not allow a student to move into your home if they have not paid the appropriate amount. Utilities are also being set up at this time.

### **Move in Dates/Times**

For those who have not filled out the move-in day/time form you must do so now. Families need to make plans, especially for the holiday weekend and anticipated traffic. If possible, a Saturday or Sunday move-in would be helpful to reduce travel on Labor Day. Please reply to this email to indicate the move in date and time for the students.

A house given to a student in good condition, comes back to a homeowner in good condition. We ask you to have/do the following....

### **Kitchen**

- Have an appropriate number of dishes, glassware and silverware for the number of tenants
- Pots and pans in good condition
- Appliances must be in good working order
- Trash bin/trash bags

### **Bedrooms**

- Mattress and box spring in good condition
- Waterproof/Bedbug proof mattress covers
- Leave no pillow, bed linens, blankets, towels
- Working lamps

### **Living Areas**

- Flat screen TVs are inexpensive, always well treated and a major selling point for students/summer renters
- Provide working remote controls and instructions if necessary

### **Bathrooms**

- Hang fresh shower liners
- Provide some bath mats
- Leave some starter paper products

### **General House**

- House must be left in clean condition
- NPM will provide working keys for each student
- Exterior door locks must be in excellent working condition
- Replace all burned out light bulbs and leave extras in the house
- Change batteries in smoke detectors - detectors expire after 10 years - check the date on the back of yours; check fire extinguisher; install carbon monoxide detectors if needed (gas, oil propane homes)
- Leave cleaning supplies - brooms, dustpans, mops, working vacuum cleaners, garbage bags
- Check your toilets, faucets, showers for drips or excess water usage; Please address this before you turnover your house.

- Leave a note welcoming your students with specific notes about your house
- Students will be receiving a digital home inspection report which we will keep on file; very useful when determining the end of year damage deposit return

#### **Outdoor Furniture/Grill/Showers/Trash**

- Leave outdoor furniture and functioning grill
- Winterize shower/hoses at this time or have a plumber take care of this in the fall (October) We have a plumber who can do this at approximately \$75: Shawn Duguay - 401.332.098
- Narragansett law requires one large outdoor trash receptacle per bedroom (lidded cans are best); spray paint/sharpie marker your house number on the lid; indicate trash day
- Arrange with the rubbish company - primarily Narragansett Rubbish for weekly backyard pickup ([401.783.3177](tel:401.783.3177))
- Supply a recycling bin (a regular trash barrel with recycling labeled will suffice)

#### **Fuel and Utilities**

- Fuel tanks must be left full upon the students' arrival
- Arrange to have your furnace cleaned before the season, we have an HVAC person in the area if needed: Boucher HVAC in Wakefield: [401.490.1181](tel:401.490.1181)
- Specify if you have a mandatory fuel provider - otherwise we are suggesting to work with Superior Plus Energy. With them oil/propane will be capped at \$2.29/\$1.99 respectively - both will reflect a lower price if fuel costs decrease
- Superior's phone is: [401.529.8317](tel:401.529.8317) - The first fill up is at a reduced price & you may want to speak to them about a service contract
- At this time, call National Grid ([1.800.322.3223](tel:1.800.322.3223)) and indicate that tenants will be setting up accounts for your house. Please keep the utilities in your names until September 15; students will be taking them over and will have them started in their names as of their move in date. This will prevent any interruption in service
- All landlords should participate in the "Revert to Landlord" policy. This automatically puts the utilities (electric & gas) back in your name at the conclusion of the lease (see the attached form which must be sent to National Grid) and prevents any interruption in service
- WIFI/Cable - Cox boxes should be returned and allow for the students to start their own account. Verizon customers usually need to arrange for a 3-way conversation with the student and Verizon to transfer account holder

Please feel free to contact us with any questions.

Many thanks,  
NPM Staff