

# RENTAL BROCHURE

NORTH VILLAGE  
CONDOMINIUMS

58 Fortin Road Kingston, RI 02881

## CONDO RENTAL 201 UTILITY COSTS!

**Background:** URI leased the complex from us from 1999 - June 2008. During that time URI required the tenants to be responsible for paying their own utilities for the condo they were living in. Over that 10 year period multiple analyses were performed by the housing office to assure the tenants were getting a good value. The conclusion, as reported to us by the Director of Housing and Residential Life, was, "Over the last 10 year period living in North Village Condos has been less expensive than living in any of the dorms on campus. This is based on analysis we have performed that takes into consideration the following items: housing costs, utility costs, dining plans, and communication fees."

## ACTUAL COSTS

Utilities are not included in the base rent of North Village Condominiums. It is the responsibility of the tenants to procure and pay for utilities. The following is a listing of average costs for utilities at 58 Fortin Road, Kingston, RI 02881:

<u>Service</u>	<u>Provider</u>	<u>Monthly Average</u>	<u>Notes</u>
Electric	National Grid (800) 322-3223	\$68.43	Based on actual usage of units 1, 6, 10 and 12 for the 9 months Sept 2019 - May 2020
Gas for Heat & Hot Water	National Grid (800) 322-3223	\$72.14	Based on actual usage of units 1, 6, 10 and 12 for the 9 months Sept 2019 - May 2020
Internet & TV	COX Cable	\$83.00	COX is a local provider of high speed internet and TV.
<b><u>Total</u></b>		<b><u>\$223.57</u></b>	<b>This is an average. It gets shared equally among all the tenants of the unit.</b>

**Helpful Tip:** Have each of the tenants in the condo put one of the utilities in their name. This will help build a credit history for them. Naturally, when it is time to pay bills all utilities are shared equally.

### Property Owned & Managed By:

Fortin Place, LLC  
188 Kingstown Road  
Narragansett, RI 02882

web: [www.uritownhouses.com](http://www.uritownhouses.com)  
contact: Zach Schartner  
Ph: (401) 218-9213  
email: [zach@uritownhouses.com](mailto:zach@uritownhouses.com)

**Thanks for your attention. This concludes today's class in Condo Rental 201!**