

1nd Floor Unit

Electric Service

Tenants are responsible.
Rented individually: When rented individually, the amount will be 1/3rd of the unit per person, billed separate with rent.
Rented as 3x person unit: When rented as a unit, the tenants will transfer NYSEG service into their own name.

Furnace Heating

Tenants are responsible. Billed separately and due with rent. Amount is 1/3rd of the unit per person.
Heating by gas furnace is only used by the 1st Floor unit.

2nd Floor Unit

Electric Service & Heating

Tenants are responsible.
Heating by baseboard electric is only used by the 2nd Floor
Rented individually: When rented individually, the amount will be 1/3rd of the unit per person, billed separate with rent.
Rented as 3x person unit: When rented as a unit, the tenants will transfer NYSEG service into their own name.

All Units

Gas Range & Hot Water

Tenants are responsible. Billed separately and due with rent. Amount is computed based on the average summer gas bill (when there is no heat) and divided 1/3rd per person. Typically \$40/mo.

Trash Pickup

Landlord provides bins for regular pick-up of trash and recycling. Tenants are responsible for purchasing local Ithaca trash *tags*, which are placed on each bag. Recycling pick up is free.

Water & Sewer Service

Paid by the landlord. Included in rent.

Laundry & Common Area

Paid by the landlord. Included in rent.
The washer & dryer are non-coin operated. Pinball machine and weight bench may also be used by tenants after signing a waiver.

Exterior Grounds

Paid by the landlord. Included in rent.
Covers lawn maintenance, snow removal and outdoor patio space.

Internet

Paid by the landlord. Included in rent.
Free Wi-Fi service for the house. No hard lines.

Cable TV

Tenants may purchase dedicated TV service themselves.
Coax cables are run to each unit living room.