

KSUtownhomes 2023-2024 Rental Rates & Payment Options

Individual and Unit Leasing with Utilities Included in the Rental Rates

We lease by the bedroom and unit allowing each tenant and their roommates to pay rent separately. So if a roommate transfers or graduates, with individual and unit leasing **with individual rent liability**, there is no need to worry about paying their share of the rent and utilities. **Utilities are also included in the Rental Rates.** Tenants do not have to worry about collecting money from roommates every month, transferring utilities to Tenant's names, and making additional utility applications, security deposits, and / or monthly payments. Utilities include Electric, Gas (Heat), Water, Sewer, and Trash removal from the collection areas. **High Speed Internet, Wi-Fi, and Video TV Streaming Services are also included at no additional cost.** Each of the 5 Tenants may choose to pay one of the following Rental Rates and Rent Payment Options for the August 2022-2023 Lease Term:

5-Person Rent Payment Options:

- 1 Installment "Annual EBS"
- 1 Installment "Annual"
- 2 Installments "Semester"
- 4 Installments "Quarterly"
- 12 Installments "Monthly"

Rental Rates:

- \$5,820 (\$485/m)
- \$5,940 (\$495/m)
- \$6,060 (\$505/m)
- \$6,180 (\$515/m)
- \$6,300 (\$525/m)

Rent Installment Payments and Due Dates:

- \$5,820 due by May 1, 2023 "Early Bird Special"
- \$5,940 due by July 1, 2023*
- \$3,030 due by July 1, 2023* and \$3,030 due by December 15, 2023*
- \$1,545 due by August 1, 2023*, 11/1/2023, 2/1/2024, and 5/1/2024
- \$525 due on the 1st day of each month beginning August 1, 2023

Five or four Tenants are required to lease a 5-Bedroom 3-Bathroom Townhome Unit unless otherwise approved by Lessor. **4-Person group can change at any time to 5-Person group to save on per bedroom rent.** Tenants also have the option of using the 5th Room on the main 1st floor level "Multi-purpose Room" as a Den / Study, Game Room, Weight Room, or other and then pay one of the following Rental Rates and Rent Payment Options for the 4-Person Rental Rates:

4-Person Rent Payment Options:

- 1 Installment "Annual EBS"
- 1 Installment "Annual"
- 2 Installments "Semester"
- 4 Installments "Quarterly"
- 12 Installments "Monthly"

Rental Rates:

- \$7,020 (\$585/m)
- \$7,140 (\$595/m)
- \$7,260 (\$605/m)
- \$7,380 (\$615/m)
- \$7,500 (\$625/m)

Rent Installment Payments and Due Dates:

- \$7,020 due by May 1, 2023 "Early Bird Special"
- \$7,140 due by July 1, 2023*
- \$3,630 due by July 1, 2023* and \$3,630 due by December 15, 2023*
- \$1,845 due by August 1, 2023*, 11/1/2023, 2/1/2024 and 5/1/2024
- \$625 due on the 1st day of each month beginning August 1, 2023

The Lease Term starts on either July 31, 2023 or August 1, 2023 for current Residents renewing their lease. For new incoming Residents, the Lease Term starts on August 18, 2023 (earlier move in dates may be available depending on Townhome Unit availability and conditions TBD) and ends on May 31, 2024 to coincide with the Fall and Spring Semester Terms (Academic Year) at Kent State University. For no additional charge, the Lease Term can be automatically extended to end on July 31, 2024. The Lease Term may not be a 12 month Lease Term, and the Rent Payment Option of 12 equal installments is offered for convenience only to spread out payments. **Rental Rates / Installments do not represent a monthly rental amount and are not prorated, but rather the total base rent due for the Lease Term divided by the number of installments.** Rental Rates are per person and are subject to change without notice. Security Deposit, Application Fee, and Redecoration Fee total \$450 and are partially refundable at the end of the Lease Term minus any deductions.

High Speed Internet Services "Spectrum 400 Mbps" and TV Video Streaming Services "Spectrum TV Select" are provided by Charter "Spectrum". Tenants in the Unit may upgrade Internet, Video TV, Pay Per View Movies and Sports, and other services through East Townhomes Community provider "Spectrum" by setting up account in the Tenant's name(s) and Unit for a small additional cost at the Tenant(s) expense.

***PLEASE NOTE:** Management will work with individual Tenants who are obtaining any type of **student loan, scholarship, or financial aid** from Kent State University or any other sources, which may affect the **Payment Due Date(s)**. Management will approve other scheduled payment due date(s) in August and January / February when the student loan / financial aid arrives if documents are provided showing when the school money will be dispersed. Reference the Student Loan / Financial Aid Policy in the Resident Handbook for additional information.