

KSU EAST TOWNHOMES 2026 Rental Rates & Payment Options

Individual and Unit Leasing with Utilities Included in the Rental Rates

We lease by the Unit and Bedroom allowing each Tenant and their roommates to pay rent separately. So, if a roommate transfers or graduates, with individual and unit leasing and "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.**

For the upcoming August 2026-2027 Lease Term, the Unit's rent amount is divided per 5 Residents, and each Resident shall pay \$7,620 in 12 installments of \$635 per month. Rent is discounted \$10 per month for 4 installments, \$20 per month for 2 installments paid with student loans in August and January months, \$30 per month for 2 installments, \$40 per month for 1 installment, and \$50 per month for 1 installment "Early Bird Special". Each of the 5 Tenants in the group may choose to pay one of the following Rental Rates and Rent Payment Options for the August 2026-2027 Lease Term:

5-Person Group Payment Options:

- 1 Installment "Annual EBS"
- 1 Installment "Annual"
- 2 Installments "Semester"
- 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)
\$7,620 (\$635/m)

Rent Installment Payments and Due Dates:

\$7,020 due by May 1, 2026 "Early Bird Special"
\$7,140 due by July 1, 2026
\$3,630 due by July 1, 2026 and \$3,630 due by December 15, 2026
\$3,690 due by August 15, 2026* and \$3,690 due by January 31, 2027*
\$1,875 due by August 1, 2026, 11/1/2026, 2/1/2027, and 5/1/2027
\$635 due by the 1st day of each month beginning August 1, 2026

Five or four Tenants are required to lease / reserve a 5-Bedroom 3-Bathroom Townhome Unit unless otherwise approved by Landlord. **Tenant and Co-tenants may change to a 4-Person or 5-Person group at any time and then pay the 4-Person or 5-Person rental rates accordingly.**

Tenants have the option of using the 5th room on the main 1st floor level or any other room "Multi-purpose Room" as a Den / Study, Game Room, Weight Room, Storage Room, etc. and then each Tenant can pay one of the following Rental Rates and Rent Payment Options as a 4-Person group:

4-Person Group Payment Options:

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

Rental Rates:

\$8,340 (\$695/m)
\$8,460 (\$705/m)
\$8,580 (\$715/m)
\$8,700 (\$725/m)
\$8,820 (\$735/m)
\$8,940 (\$745/m)

Rent Installment Payments and Due Dates:

\$8,340 due by May 1, 2026 "Early Bird Special"
\$8,460 due by July 1, 2026
\$4,290 due by July 1, 2026 and \$4,290 due by December 15, 2026*
\$4,350 due by August 15, 2026* and \$4,350 due by January 31, 2027*
\$2,205 due by August 1, 2026, 11/1/2026, 2/1/2027 and 5/1/2027
\$745 due by the 1st day of each month beginning August 1, 2026

High Speed Wi-Fi Internet "500 Mbps Advanced Community Wi-Fi Ultra Package" and **Digital TV Streaming Services** "Xumo TV Essentials Package" are provided by Charter "Spectrum", are also included at an additional discounted bulk rate package of \$60 per month / per Unit and are billed separately at either \$12 per month / per Tenant for 5-Person Group or \$15 per month / per Tenant for 4-Person Group. Tenants in the Unit may upgrade Internet, TV, Pay Per View Movies and Sports, or any other services through the Whitehall East Townhomes Homeowner's Association "HOA" 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. Reference the Lease Agreement and the Resident Handbook for additional information.

For our current Residents renewing their lease, the Lease Term starts on July 31, 2026 and ends on July 31, 2027. For new incoming Residents, the Lease Term starts on or after August 16, 2026 to August 21, 2026 and ends on July 31, 2027. **Earlier move in dates starting on or after August 1, 2026 may be available depending on Townhome Unit availability and conditions.**

The initial Lease Term may not be a 12-month Lease Term and is typically 11.5+ months of occupancy which coincides with the university's academic calendar. The Resident is charged a total rent amount for the contracted occupancy period. The Rent Payment Option of 12 equal installments is offered for convenience only to spread out payments. The lease agreement will reflect the total rent amount divided into 12 equal installments due from August 1, 2026 to July 1, 2027. **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.

Each incoming Resident shall pay a \$500 Deposit which includes a \$250 Non-Refundable Redecoration Fee and a \$250 Refundable Security Deposit. **The Security Deposit is refundable within 30 days after the end of the Lease Term.** The Application Fee is \$50 and may be processed through Apartments.com. For residents that have a vehicle, parking passes are available from the Homeowner's Association for \$100 for the lease term year.

***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)** for the 2 Installments "Semester" Rent Payment Options that are due by August 15, 2026 and by January 31, 2027. Management will approve scheduled payment due date(s) when the student loan / financial aid arrives if documents are provided showing when the school money will be dispersed, and the Tenant pays the equivalent of one month's rent rate before moving in (if applicable). Reference the Lease Agreement and the Student Loan / Financial Aid Policy in the Resident Handbook for additional information.