

UAtownhomes 2021-2022 Rental Rates & Payment Options

Individual Leasing and 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**, 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 collection areas. High Speed Internet, Wi-Fi, and Digital Video TV Services are also included at no additional cost. Each of the 5 Tenants may choose to pay one of the following Rent Payment Options for the August 2021-2022 Lease Term:

<u>Rent Payment Options:</u>	<u>5-Person Rental Rates:</u>	<u>Rent Installment Payments and Due Dates:</u>
<input type="checkbox"/> 1 Installment "Annual EBS"	\$4,740 (Average \$395/m)	\$4,740 due by May 15, 2021 "Early Bird Special"
<input type="checkbox"/> 1 Installment "Annual"	\$4,860 (Average \$405/m)	\$4,860 due by August 15, 2021*
<input type="checkbox"/> 2 Installments "Semester"	\$4,980 (Average \$415/m)	\$2,490 due by August 15, 2021* and \$2,490 due by January 15, 2022*
<input type="checkbox"/> 4 Installments "Quarterly"	\$5,100 (Average \$425/m)	\$1,275 due by August 1, 2021, 11/1/2021, 2/1/2022, and 5/1/2022
<input type="checkbox"/> 12 Installments "Monthly"	\$5,220 (Average \$435/m)	\$435 due on the 1 st day of each month beginning August 1, 2021

Five or four Tenants are required to lease a 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 2nd Family Room and then pay one of the following Rent Payment Options for the **4-Person Rental Rates:**

<u>Rent Payment Options:</u>	<u>4-Person Rental Rates:</u>	<u>Rent Installment Payments and Due Dates:</u>
<input type="checkbox"/> 1 Installment "Annual EBS"	\$5,820 (Average \$485/m)	\$5,820 due by May 15, 2021 "Early Bird Special"
<input type="checkbox"/> 1 Installment "Annual"	\$6,060 (Average \$505/m)	\$6,060 due by August 15, 2021*
<input type="checkbox"/> 2 Installments "Semester"	\$6,180 (Average \$515/m)	\$3,090 due by August 15, 2021* and \$3,090 due by January 15, 2022*
<input type="checkbox"/> 4 Installments "Quarterly"	\$6,300 (Average \$525/m)	\$1,575 due by August 1, 2021, 11/1/2021, 2/1/2022, and 5/1/2022
<input type="checkbox"/> 12 Installments "Monthly"	\$6,420 (Average \$535/m)	\$535 due on the 1 st day of each month beginning August 1, 2021

High Speed Internet Services "Spectrum 100 Mb x 10Mb" and Video 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 University Townhomes of Akron Community provider "Spectrum" by setting up account in the Tenant's name(s) and Unit at an additional cost at Tenant(s) expense.

The Lease Term is not a 12 month Lease Term. The Rent Payment Option of 12 equal installments is offered for convenience only to spread out payments and does not relate to the Lease Term. 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. Rents are not prorated. Rates / Installments are subject to change without notice.

***PLEASE NOTE:** Management will work with individual Tenants who are obtaining any type of **student loan, scholarship, refund, or financial aid** from the University of Akron 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 when the school money / aid arrives if documents are provided showing when the school money will be dispersed.

SAVE MONEY \$\$\$ NOW – 1+ MONTH FREE RENT PROMO DISCOUNT

<u>Rent Payment Options:</u>	<u>5-Person Rental Rates:</u>	<u>Rent Installment Payments and Due Dates:</u>
<input type="checkbox"/> 1 Installment "Annual EBS"	\$4,260 (4740-395)=\$355/m	\$4,260 due by May 15, 2021 "Early Bird Special"
<input type="checkbox"/> 1 Installment "Annual"	\$4,380 (4860-405)=\$365/m	\$4,380 due by August 15, 2021
<input type="checkbox"/> 2 Installments "Semester"	\$4,500 (4980-415)=\$375/m	\$2,250 due by August 15, 2021 and \$2,250 due by January 15, 2022
<input type="checkbox"/> 4 Installments "Quarterly"	\$4,620 (5100-425)=\$385/m	\$1,155 due by August 1, 2021, 11/1/2021, 2/1/2022, and 5/1/2022
<input type="checkbox"/> 12 Installments "Monthly"	\$4,740 (5220-435)=\$395/m	\$395 due on the 1 st day of each month beginning August 1, 2021

OR RENT 5 BEDROOM TOWNHOME AS 4 PERSON GROUP PROMO

<u>Rent Payment Options:</u>	<u>4-Person Rental Rates:</u>	<u>Rent Installment Payments and Due Dates:</u>
<input type="checkbox"/> 1 Installment "Annual EBS"	\$5,460 (Average \$455/m)	\$5,460 due by May 15, 2021 "Early Bird Special"
<input type="checkbox"/> 1 Installment "Annual"	\$5,580 (Average \$465/m)	\$5,580 due by August 15, 2021
<input type="checkbox"/> 2 Installments "Semester"	\$5,700 (Average \$475/m)	\$2,850 due by August 15, 2021 and \$2,850 due by January 15, 2022
<input type="checkbox"/> 4 Installments "Quarterly"	\$5,820 (Average \$485/m)	\$1,455 due by August 1, 2021, 11/1/2021, 2/1/2022, and 5/1/2022
<input type="checkbox"/> 12 Installments "Monthly"	\$5,940 (Average \$495/m)	\$495 due on the 1 st day of each month beginning August 1, 2021

