

KSUtownhomes 2021-2022 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, 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 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:

Rent Payment Options:

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

5-Person Rental Rates:

\$5,700 (Average \$475/m)
\$5,820 (Average \$485/m)
\$5,940 (Average \$495/m)
\$6,060 (Average \$505/m)
\$6,180 (Average \$515/m)

Rent Installment Payments and Due Dates:

\$5,700 due by May 1, 2021 "Early Bird Special"
\$5,820 due by July 15, 2021*
\$2,970 due by July 15, 2021* and \$2,970 due by December 15, 2021*
\$1,515 due by August 1, 2021*, 11/1/2021, 2/1/2022, and 5/1/2022
\$515 due on the 1st 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:

Rent Payment Options:

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

4-Person Rental Rates:

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

Rent Installment Payments and Due Dates:

\$7,020 due by May 1, 2021 "Early Bird Special"
\$7,140 due by July 15, 2021*
\$3,630 due by July 1, 2021* and \$3,630 due by December 15, 2021*
\$1,845 due by August 1, 2021*, 11/1/2021, 2/1/2022 and 5/1/2022
\$625 due on the 1st 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 East Townhomes 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, 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 school money/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.