

TENANT ACKNOWLEDGMENT AND AUTHORIZATION SHEET

RENT PAYMENTS

1. Lessee understands that payments are due monthly, based on the date specified on the lease. Any payments received after the due date will be charged a \$50.00 late fee.
2. Lessee understands that rent payments may only be deferred by providing Redbird Property Management with a "Consent for Release of Information" form, fully completed by the Financial Aid Office. The amount of aid available to the student must be greater than the rent deferred.
3. Lessee understands that the only payments that can be deferred with fall financial aid are the July and August payments.
4. Lessee understands that the only payments that can be deferred with spring financial aid are the December and January payments.
5. Lessee understands that the rent must be paid within five days from the disbursement date listed on the "Consent of Release of Information" form.

UTILITIES

1. Lessee understands that utilities must be in the Lessee's name by the date that the lease is to begin or by the move-in date that the keys are picked up at our office.
2. Lessee understands that Redbird Property Management will have all utilities removed from its name as of the date mentioned in #1 above and it is the lessee's responsibility to make sure certain utilities are on, in the Lessee's name(s), as of this date.
3. Lessee understands that utilities must remain on during the course of the lease.
4. Lessee understands that Redbird Property Management may obtain the consumption history for the premises and may provide this information to prospective tenants.
5. Lessee understands that a utility company may notify Redbird Property Management if an account should become delinquent.
6. If applicable, Tenants hereby authorize the Lessor to make application in the name of the first signatory for the electric, second signatory for the water and third signatory for the gas service, to start the first day of the lease or when keys are picked-up. If service cannot be placed in a tenant's name, service will be placed in the next tenants name on the lease. If none of the tenants can have the service in their name, the service will be shut off. Tenants acknowledge that they are responsible for paying all utilities during the course of the lease and for any over charges of any utilities bills due to negligence or willful misconduct. Tenants agree to keep the heat high enough to prevent pipes from freezing.

ADDITIONAL PROVISIONS

1. Redbird Property Management **will not remove any furniture from units.**
2. Furnished apartments will be provided with couch, chair, kitchen table and chairs, (if Breakfast bar provided "bar stools") bed, and dresser.
3. Any items stored in hallway closets of buildings, hallways, outside the apartment, and in the yard or parking lot will be thrown away without notice. (For Example, but not limited to: kegs, garbage cans, grills, furniture, etc.)
4. No pets are allowed in the building, common areas., or in any apartment at any time

COMMON AREAS

1. Common areas refer to the entrance of the building, hallways, parking lot, laundry area and yard.
2. Any damages to these areas will result in each tenant being charged for repair, replacement, and or cleanup of said area.
3. If R.A.M.I. has knowledge of who/whom has caused the damage they will charged. If you have knowledge of who/whom has caused the damage please provide the information to R.A.M.I.
4. All garbage is to go directly to the dumpster. **Do not put in common areas.**
5. No smoking is allowed in common hallways. \$100.00 fine.
6. Apartments with exterior balconies or staircases are not allowed to have grills, garbage, or anything else stored outdoors. No banners or flags.

Lease Violations (other)

1. Excessive litter: \$100.00 fine for garbage left in common areas or not put directly into dumpster.
2. Loud noise: if can be heard further than 50 feet form said unit. It is against town ordinance. Fines can total \$500.00.
3. Only approved four seasons furniture is permitted to be outside at any time. No furniture provided by R.A.M.I. is allowed to be outdoors at anytime.
4. No charcoal grills are permitted.
5. No satellite dish's are permitted to be used or installed.
6. Painting apartments is not allowed.
7. No pools or other water activities such as slip and slide, etc. are permitted on grounds.

Renter's Insurance

Renter's insurance is not provided by R.A.M.I. or any of it agents and or contractors. No personal property is covered under any conditions including but not limited to Flood, Fire, Power Outage, and or Theft.

Renter's insurance is recommended by R.A.M.I.

Apartment Address: _____.

Tenant #1 _____

Tenant #2 _____

Tenant #3 _____

Tenant #4 _____