

# **TENANT ACKNOWLEDGMENT AND AUTHORIZATION SHEET**

## **Rent Payments**

1. Lessee understands that payments are due monthly based on the dates specified in the lease.
2. Lessee understands that all rent due by the original move-in date must be paid prior to early move-in.
3. Lessee understands that all payments MUST be paid online. If a payment is made any other way, fees will apply.
4. Lessee understands that the last installment due, completes the total amount for lease contract. It is not based on a monthly rent amount.

Lessee Initials \_\_\_\_\_

## **Utilities**

1. Tenant is responsible for any excessive overage of any utility bills due to negligence or willful misconduct.
2. Tenant realizes it is his/her responsibility to check with SAMI monthly to see their utility usage.
3. Lessee understands internet is a complementary amenity and may be turned off due to non-payment or violation of lease

Lessee Initials \_\_\_\_\_

## **Parking/Painting/Carpets**

1. Lessee understands that the number of available parking spaces for the leased premises is limited to the number shown on the lease.
2. Lessee understands that parking stickers are to be picked up the 1<sup>st</sup> week of August (or when available) or in January before the start of the semester. New stickers are REQUIRED for all tenants including renewals.
3. Lessee also understands that parking enforcement will begin Friday night of the 1<sup>st</sup> week of classes in August or earlier determined by need.
4. Parking is a privilege and may be revoked without notice.
5. Lessee understands lessor will paint and clean carpets over the summer. These may not be complete by move in date.
6. Lessee understands that it is required to have a valid SAMI parking sticker to be allowed to park in any SAMI lot.
7. Lessee understands that if they sublease their apartment, their sublessor is required to have a valid SAMI parking sticker issued to them either from the SAMI office or from the towing company responsible for that lot.
8. Lessee realizes all visitors parking in any SAMI lot runs the risk of being towed from the lot at their expense.

Lessee Initials \_\_\_\_\_

## **Rent Payment Deferments**

1. Lessee understands that rent payments may only be deferred by providing SAMI with "Consent for Release of Information" fully completed by the Financial Aid Office. The amount of aid available to the student must be greater than the rent deferred.

2. Lessee understands the only payments that can be deferred with fall financial aid for ISU students are the July and August payments, unless the 1<sup>st</sup> payment due from Lessee is in July, in which case no deferment will be granted.
3. Lessee understands the only payments that can be deferred with fall financial aid for HCC students are the September and October payments unless the 1<sup>st</sup> payment due from the Lessee is in August, in which case no deferment will be granted.
4. Lessee understands the only payments that can be deferred with spring financial aid for ISU are December and January payments.
5. Lessee understands the only payments that can be deferred with spring financial aid for HCC are February and March payments.
6. Lessee understands the rent must be paid within five days from the disbursement date listed on the "Consent for Release of Information."
7. Lessee understands the payments must be made online.

Lessee Initials \_\_\_\_\_

**Renewal/Early Move-In**

1. Lessee understands renewal is subject to availability. Lessee understands lease terminates without notice.
2. Lessee understands all lessees must be signed on the lease and all rent due by original move-in date must be paid prior to early move-in.
3. Tenants acknowledge that moving in prior to the original lease move-in date, they will need to execute an early move-in agreement and Tenant understands the apartment will not be cleaned and repairs will be made over the summer.
4. There is no guaranteed early move in date. Move in will be allowed once the prior tenants have vacated the unit and SAMI has inspected the unit.
5. Lessee understands that painting and shampooing should be done by August 31, 2020 whether tenant moves in early or on the lease date

**Policies**

1. Lessee agrees and acknowledges that the premises shall be designated as a smoke free living environment. No tenant shall smoke, nor permit anyone to smoke, in the Tenant's apartment. Smoking shall be prohibited throughout the entire apartment building, including but not limited to, hallways, stairways, foyers, common rooms and building facilities.
2. Lessee understands all maintenance requests MUST be made online through your tenant portal. SAMI will not accept maintenance requests made over the phone.
3. Lessee understands that once a maintenance request has been submitted, maintenance will enter the apartment without notice at their earliest convenience.
4. Lessee understands that SAMI can show the apartment without notice. SAMI will do their best to give a courtesy call/email beforehand.
5. Lessee understands that all keys must be turned in by the move out date specified on lease.

Lessee Initials \_\_\_\_\_

Signature 1 \_\_\_\_\_ 2 \_\_\_\_\_ 3 \_\_\_\_\_ 4 \_\_\_\_\_

Apt. Address \_\_\_\_\_ Date \_\_\_\_\_