

# Dean Brunner Rentals

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## **HOW TO RENT ONE OF OUR APARTMENTS**

**NOW ACCEPTING APPLICATIONS**

**WE WILL BEGIN SIGNING LEASES MONDAY, JANUARY 11, 2010**

1. First, get your group together. Make sure everyone is in agreement and committed. Make sure you have discussed the matter with your parents, and the roommates you have chosen are people you get along with. You will need a parent to guarantee the lease. Once you have paid your deposit and the lease is signed, it is a binding contract. We DO NOT allow subletting.

2. Each person in your group must fill out a rental application and the third party guarantee.

### **ONE APPLICATION AND ONE THIRD PARTY GUARANTEE PER PERSON.**

Applications and 3rd party guarantee forms are available under the "Forms" tab on our website. Parents may also view the website, print the 3rd party guarantor form, sign and fax or email directly to our office. (make sure to note the applicant's name and prospective address if known)

**Each application must be submitted with the completed and signed third party guarantee and a copy of the guarantor's driver's license or they will not be processed.** Turn in full set of completed applications and third party guarantees to the office, use the mail slot in the door if no one is there. **We will not process your applications until we receive a full set, however we will process for 1 less than the intended occupancy amount, provided it is understood that your group is financially liable for the whole security deposit and all rents regardless of locating a final roommate (ask for details). We will not process INCOMPLETE applications or guarantor forms. All information requested must be completed.**

3. Leases are from June 24th, 2010 through June 10<sup>th</sup>, 2011. Any lessee showing proof of summer school registration may move in on Sunday the 20th at 9:00am. (unless otherwise noted)

4. All the names of all the tenants will appear on one lease and must be signed by all lessees. Thus you will be jointly and severally responsible for the apartment. When you sign the lease your 3rd party guarantee becomes binding and will be in full force. However, 3<sup>rd</sup> party guarantors DO NOT sign the LEASE, and therefore are not considered a tenant and/or lessee.

5. We require **SECURITY DEPOSIT at lease signing**. Security deposit is equal to two month's rent. Cash or check is acceptable. We do not take credit/debit cards.

6. Timetable for applications, deposits, etc., are as follows:

A. When your applications are approved an appointment will be made for your group to sign the lease. Separate checks are acceptable for the Security Deposit. **The full security deposit is due at the time you sign the lease.**

B. First month's rent is due on or before May 20, 2010.

**Only one check will be accepted for rent.**

7. Appointments to sign a lease must be done as soon as possible. We cannot hold apartments!! Appointments are usually scheduled within 24 hours.