

SUMMER RENTALS

NORTH VILLAGE CONDOMINIUMS

58 Fortin Road Kingston, RI 02881

SUMMER CONDO RENTAL 102

Background: Summer is an excellent time for learning at URI. Taking summer classes at URI is a terrific way for a student to get ahead or simply catch up with course requirements. The condos we are offering for rent are conveniently located at the top of campus, only a short walk to the Quad. And, just like our academic year rentals, we look for students that will be respectful of the property and their neighbors. We lease units directly to students (in groups of 1, 2, 3 or 4 students) with parents as notarized co-signers. The rental term for this summer will be May 22, 2021 - August 14, 2021.

RESERVING A UNIT: HOW IT WORKS

If you really want to live in North Village Condos during the summer, follow the steps below. You should act soon as units fill up quickly. Reservations will be confirmed and held only when all the following steps are complete. And remember, "complete" means your entire group needs to have all items complete to be considered for unit assignment.

1. Groups of students (1, 2, 3 or 4) apply to live in North Village Condos.
2. Each student in the group is responsible for filling out a rental application. References are important...no family, friends, co-workers or neighbors should be references. Use teachers, employers (past and present), academic advisors, your RA, landlords, etc.
3. Each student must confirm with their parents that their parents are okay with them living in a condo for the summer with the roommates selected. Management must receive an email from each student's parent confirming the following:
 - a. Parents are aware their student would like to live in North Village Condos during the summer.
 - b. Parents must list the roommates that their student will be living with.
 - c. Parents have reviewed the website, including rental application, lease, and payment schedule and agree with the terms therein.
4. Once management has received an email from each of the parents in the group the application will be considered as complete. At that time management will start the evaluation process to select tenants for available units in the complex.
5. If your group is selected to live in the complex then it is time to sign a lease. Each occupant must sign a lease and have their parent co-sign with their notarized signature. If all occupants of the group have not completed this within one week, the reservation will expire, and the unit will go to the next group on the waiting list.
6. Once leases have been signed and deposits received from all occupants, a unit is officially reserved for the summer term listed on the lease! **Please make checks payable to Fortin Place, LLC.**
7. Unit assignment will take place in early May. At that time, we will supply you with a list of the local utility providers so you can put service in your names. There is no need to worry which unit you will get as they are all identical in size and amenities.
8. We are looking forward to meeting with you on move-in day to answer any questions you may have and to review the unit with you to make sure it is left in the same condition when you move out at the end of your lease term.

2021 Summer Rental Rates and Terms

| <u>Students / Unit</u> | <u>Term</u> | <u>Rate / Summer / person</u> |
|------------------------|------------------|-------------------------------|
| 2 | May 22 - Aug 14 | \$2600 / summer / person |
| 3 | May 22 - Aug 14 | \$1700 / summer / person |
| 4 | May 22 - Aug 14 | \$1400 / summer / person |
| Each | Security Deposit | \$750 / student |

Property Owned & Managed By:

Fortin Place, LLC
188 Kingstown Road
Narragansett, RI 02882
web: www.uritownhouses.com

Payment Schedule

| <u>Due Date</u> | <u>Amount Due</u> | <u>Notes</u> |
|-----------------|-------------------|--|
| Lease Signing | \$750 | Applied as Security Deposit. Forfeited if you back out for any reason. |
| Lease Signing | First Half | All in the group must be paid by this date to obtain keys at move-in. There will be no exceptions. |
| June 15, 2021 | Second Half | Final Payment...Enjoy the rest of the summer! |

Thanks for your attention. This concludes today's class in Summer Rental 102!