

# RENTAL BROCHURE

NORTH VILLAGE  
CONDOMINIUMS

58 Fortin Road Kingston, RI 02881

## CONDO RENTAL 301 SIGNING THE LEASE!

**Background:** You have done all your homework! You have evaluated places to live, you love the location, you have your own parking spot, you get to live with your friends, you have done a value analysis, you have your independence and you like that you will not have to leave campus during any school breaks. Your application has been approved and now you want to sign a lease to live in North Village Condos. To assure housing please follow the steps detailed below!

### STEPS TO SIGNING THE LEASE

- A. Since we require parents to co-sign the lease for their student it is probably easiest to have the parents start with the original copy. To do this parents should go to our website ([www.uritownhouses.com](http://www.uritownhouses.com)) to download the lease and print it. The lease is located on the "Rent a Condo" page. When printing you may need to adjust your printer's margins to make sure all the info on each page is printed. The bottom of each page has a footer for all people to initial. There should also be Page x of y next to the initial blocks. If you have that information you are all set...print the document.
- B. Start filling out sections in the lease.
  1. Page one paragraph B: Unit number \_\_\_\_ leave blank for now, we will fill this in with your student.
  2. Page one Section I: Condo # \_\_\_\_ leave blank for now, we will fill this in with your student.
  3. Page two Section III: Lessee: Leave blank, we will fill this in with your student.
  4. Page two Section IV: Co-Signer: Please fill this in.
  5. Page two Section V: Occupant Listing: Leave Blank we will fill this in with your student.
  6. Page three: Paragraph one: condo # \_\_\_\_ and from \_\_\_\_ through \_\_\_\_ leave blank for now. Rent will be \$ \_\_\_\_: please fill this in based on how many students are living in the unit...for academic year rentals it is \$14,940 for 3 people or \$12,000 for 4 people or \$10,350 for 5 people. For summer rentals it is \$3500 for 2 people, \$2430 for 3 people or \$1950 for 4 people.
  7. Page three: Enter the payment per installment. For academic year rentals it is \$4980 for 3 people or \$4000 for 4 people or \$3450 for 5 ppl. For summer rentals it is \$1750 for 2 people, \$1215 for 3 people, \$975 for 4 people.
  8. Page three: Security Deposit: Please enter \$1200 for academic year rental or \$750 for summer rental.
  9. Please read all pages and initial at the bottom of each page next to "Co-Sign," there is no need to initial in the main body of the text as this is for your student to initial.
  10. Please read pages 9 and 10 detailing "Move Out Charges" and "Wear and Tear," then initial at the bottom.
  11. Please **co-sign** lease on page 8 in the presence of a notary public. Parent signature only for the notary public.
  12. Send signed lease and security deposit and first payment to your child, **please make check payable to Fortin Place, LLC.**
  13. Once all leases have been received by all students in their group we will meet with them to review the lease, have them fill in all pertinent areas, initial and sign where required, we will sign also.
  14. The unit is officially leased for the defined rental period!!! All done!!!!
  15. We will email copies of signed documents which will be sent to parents for safe keeping.
  16. We will make contact with renters and parents in the first two weeks of August concerning utility hookups for the fall or early May for summer rental!!!

**Thanks for your attention. This concludes  
today's class in Condo Rental 301!**