

THE LEASING POLICY FOR STUDENT RENTALS

ALL AVAILABLE HOUSES, DUPLEXES AND APARTMENTS ARE LEASED ON A "FIRST COME, FIRST SERVED" BASIS. ALL HOUSES, DUPLEXES AND APARTMENTS ARE RENTED IN "AS IS" CONDITION. ALL PERSONS SIGNING A LEASE AGREEMENT MUST HAVE TOURED THE HOUSE, DUPLEX OR APARTMENT BEFORE SIGNING THE LEASE AGREEMENT. IT HAS BEEN OUR EXPERIENCE THAT MOST OF THE TIME, WHEN ASKED POLITELY, THE CURRENT TENANTS WILL ALLOW YOU TO TOUR THE PREMISES ON YOUR OWN. HOWEVER, IF FOR SOME REASON YOU ARE UNABLE TO GAIN ACCESS TO THE PREMISES ON YOUR OWN, WE WILL, BY APPOINTMENT, SHOW YOU THE PROPERTY AFTER GIVING THE CURRENT TENANTS A 24 HOURS NOTICE. AN APPOINTMENT MUST BE SCHEDULED WITH THE PROPERTY MANAGEMENT OFFICE IN ORDER TO SIGN A LEASE AGREEMENT. THE FIRST DAY THAT AN APPOINTMENT CAN BE ARRANGED TO SIGN A LEASE AGREEMENT IS MONDAY, AUGUST 29, 2011. APPOINTMENTS ARE TO BE MADE BY TELEPHONE ONLY STARTING AT 6:00 AM AND TAKEN IN THE ORDER RECEIVED. THE TELEPHONE NUMBER TO CALL IS 524-0606. THE FIRST DATE AVAILABLE TO SCHEDULE AN APPOINTMENT IS TUESDAY, AUGUST 30, 2011. THE FIRST APPOINTMENT TIME SLOT AVAILABLE EACH DAY IS 7:00 AM AND CONTINUE AT 30 MINUTE INTERVALS THROUGHOUT THE DAY. THE LAST APPOINTMENT OF THE DAY IS 7:00 PM. AT THE TIME AN APPOINTMENT IS SCHEDULED THE ADDRESS OF THE HOUSE, DUPLEX OR APARTMENT YOU WISH TO SIGN FOR MUST BE GIVEN. IF THE PERSON OR GROUP WHO SCHEDULED AN APPOINTMENT IS A "NO SHOW" THE HOUSE, DUPLEX OR APARTMENT THEY WERE GOING TO SIGN A LEASE AGREEMENT FOR WILL BE IMMEDIATELY PLACED BACK ON THE LIST OF AVAILABLE PROPERTIES. NO EXCEPTIONS.

THE REQUIREMENTS FOR AN INDIVIDUAL OR GROUP TO SIGN A LEASE ARE:

1. A PERSON SIGNING A LEASE MUST BE AT LEAST EIGHTEEN YEARS OF AGE. A DRIVERS LISCENSE IS REQUIRED AS PROOF OF AGE AND OF IDENTITY. NO EXCEPTIONS.
2. ONE PERSON MUST BE DESIGNATED AS THE CONTACT PERSON FOR THE GROUP.
3. THE CONTACT PERSON MUST SCHEDULE AN APPOINTMENT TO SIGN THE LEASE AGREEMENT. THE ADDRESS OF THE HOUSE, DUPLEX OR APARTMENT MUST BE GIVEN AT THAT TIME
4. EVERYONE MUST BE PRESENT TO SIGN THE LEASE AGREEMENT. IF THIS IS NOT POSSIBLE AT LEAST HALF THE GROUP MUST BE PRESENT TO SIGN THE LEASE. THE REMAINDER OF THE GROUP MUST SIGN WITHIN 24 HOURS OF THE INITIAL APPOINTMENT. NO EXCEPTIONS.
5. EVERYONE SIGNING THE LEASE AGREEMENT MUST HAVE TOURED THE HOUSE, DUPLEX OR APARTMENT IN ADVANCE OF SIGNING THE LEASE AGREEMENT. NO EXCEPTIONS.
6. THE FULL SECURITY DEPOSIT IS DUE AT THE SIGNING OF THE LEASE AGREEMENT. IF ONLY HALF THE GROUP IS AVAILABLE TO SIGN THE LEASE AGREEMENT THE FULL SECURITY IS STILL REQUIRED AT THE INITIAL SIGNING APPOINTMENT. SECURITY DEPOSIT CHECKS ARE TO BE MADE PAYABLE TO THE OWNER OF THE PROPERTY. PLEASE ASK FOR THE AMOUNT OF THE SECURITY AND THE NAME OF THE OWNER OF THE PROPERTY AT THE TIME YOU MAKE THE APPOINTMENT TO SIGN THE LEASE AGREEMENT. CHECKS MADE PAYABLE TO CENTURY 21 OR THACKER AND ASSOCIATES, INC. WILL NOT BE ACCEPTED. NO EXCEPTIONS. ONLY CASH, CHECKS OR MONEY ORDERS ARE ACCEPTED. NO CREDIT CARDS ACCEPTED.
7. SECURITY DEPOSITS MAY NOT AND SHALL NOT BE CARRIED OVER FROM ANY CURRENT LEASE AGREEMENT TO THE NEXT LEASE AGREEMENT. NO EXCEPTIONS.

IF THE ABOVE REQUIREMENTS ARE NOT MET THACKER AND ASSOCIATES, INC. RESERVES THE RIGHT TO PLACE THE HOUSE, DUPLEX OR APARTMENT BACK ON THE LIST OF AVAILABLE PROPERTIES WITHOUT FURTHER NOTICE.

ON MONDAY, AUGUST 29, 2011 ONE COPY OF THE LEASE AGREEMENT SPECIFIC TO THE PROPERTY THAT A SIGNING APPOINTMENT HAS SCHEDULED FOR AND YOU WILL BE SIGNING THE LEASE AGREEMENT FOR WILL BE MADE AVAILABLE TO YOU FOR REVIEW. THE LEASE AGREEMENT AND ANY ADDENDUMS THAT ARE ATTACHED WILL BE EMAILED TO YOU IF YOU SO REQUEST. THE EMAILED COPY CAN BE DOWNLOADED AND FORWARDED TO THE OTHERS WHO ARE GOING TO BE SIGNING THE LEASE AGREEMENT. IF PARENTS OR GUARDIANS ARE INTERESTED IN THE LEASE AGREEMENT PLEASE PROVIDE THEM A COPY OF THE LEASE AGREEMENT YOU WILL BE SIGNING. A BLANK COPY OF THE BASIC LEASE AGREEMENT, NOT SPECIFIC TO ANY PARTICULAR PROPERTY, IS AVAILABLE ONLINE. THE LEASE AGREEMENT IS A LEGAL BINDING CONTRACT. IF THERE IS SOMETHING YOU DO NOT UNDERSTAND ABOUT THE LEASE AGREEMENT SEEK LEGAL CONSUL. THACKER AND ASSOCIATES, INC DOES NOT GIVE LEGAL ADVICE.

THACKER AND ASSOCIATES, INC. IS THE AUTHORIZED RENTAL AGENT FOR THE OWNER OF THE PROPERTY YOU ARE GOING TO BE SIGNING A LEASE AGREEMENT FOR. THACKER AND ASSOCIATES, INC. DOES NOT OWN THE PROPERTY YOU ARE GOING TO BE SIGNING A LEASE AGREEMENT FOR. THE OWNER OF THE PROPERTY IS THE LESSOR AND IS NAMED IN THE LEASE AGREEMENT. THACKER AND ASSOCIATES, INC. DOES NOT NECESSARILY MANAGE THE PROPERTY. IF SOMEONE OTHER THAN THACKER AND ASSOCIATES, INC. MANAGES THE PROPERTY YOU WILL BE INFORMED OF THAT AT THE TIME YOU SIGN THE LEASE AGREEMENT.