



Aspen Syracuse Top 10 Things You Need to Know

Signing a lease can get overwhelming with its page after page of legal jargon. At Aspen, we've tried to simplify this for you by providing the 10 most important things you need to know about the document you are about to sign:

1. **Lease Terms:** Your lease, like any lease, is a binding, legal document. You are legally committing to live at Aspen from **08/26/2017-07/31/2018** and are responsible for your rent and all individualized fees covered under the Lease Agreement. If you move out before your Lease expires, you will still be charged the remainder of your monthly rental installments until the end of your Lease term. For your peace of mind, we offer a 48-hour grace period during which you may cancel your Lease for any reason and you will only be charged your \$150 administrative fee by providing us a written request. After the initial 48-hour grace period, you will not be released from the Lease for any reason. If an emergency arises and you must move out, you may find a replacement tenant to take your place (as long as your replacement meets our Rental Criteria).
2. **Individual Lease:** When you choose to live at Aspen, you are signing an individual lease, which means you are reserving one bedroom with shared common living areas in a unit at Aspen. You may prioritize your floor plan through the preference questions in the application process. We will try to accommodate that wish, though we may move you to another floor plan of equal or lesser value if necessary. We will place you with roommates through our roommate-matching program and will assign a bedroom to you.
3. **Rent:** Your rent will be determined by the Aspen floor plan and additional options you chose during your application process. All payments will be made through our online resident portal. Your rent will be charged in 12 equal installments. This means that you will pay a full month's rent on August 1, 2017 prior to move-in, and your last rental payment will be on July 1, 2018. All payments are due on or before the 1st day of each month. Payments not received prior to end of the 3rd day of each calendar month will be subject to a late fee charge equal to \$50.00 initially and \$10.00 for each additional day until paid in full, subject to a maximum of \$150.00.
4. **Other Fees**
 - a) **Administrative Fee:** \$150.00. This fee is non-refundable and is due within 7 days of signing your lease.
 - b) **Pet Deposit and Fee:** \$500. \$250 of this fee is a deposit and may be refunded upon move-out once your unit has passed walk-through. If you violate the animal restrictions, you will be charged an initial fee of \$100.00 per animal and a daily charge of \$10.00 per animal from the date the animal was brought into your unit until it is removed and will also be subject to any rights of landlord for breach of the lease.
 - c) **Restoration Fee:** \$35 fee to offset the cost of basic carpet cleaning services and will be billed with the last Rent Installment.

5. **Lease Guaranty:** Your guarantor (a parent, guardian, or someone you know who meets our current credit standards and has income greater than three times the monthly rent) must sign a Lease Guaranty and return it to us before you will be assigned a bedroom (though your lease is still binding even without the Lease Guaranty). Guarantor Agreements are valid up to five years of original signature date and are transferrable to any bed space within the Aspen property.
6. **Renter's Insurance:** For your benefit, Renter's Insurance is required for all Aspen residents. You may sign up for a policy on your own and furnish proof of insurance upon move-in. If you do not obtain one, we may obtain one on your behalf and charge you the cost and an administrative fee as provided for in the Lease.
7. **Utilities:** For your convenience, gas, cable and Internet, lawn care, landscaping, and pest control are all included in your monthly rent. Electric services and water services will each be sub-metered and there is a \$5 fee per billing period for valet trash service. For both water services and electric services, the amount used for your unit will be determined and will be forwarded to the Utility Servicer (as defined in the Lease) who will then split the costs for such utilities among the roommates, deduct for applicable allowances and bill to you along with the valet trash fee, as well as an administrative fee of Utility Servicer's of no more than \$5 per billing period. For each billing period, you will be provided an electric allowance of \$30, gas allowance of \$20, and a water allowance of \$10.
8. **Pets:** We are pet friendly! For the safety of the neighborhood, we have a few restrictions. No Dogs over 70 lbs, No Pit Bulls, etc. Please refer to our website, www.myaspenheights.com for a full list of restricted dogs.
9. **Text Messaging:** In order to facilitate clear communication, Aspen will send out periodic text messages regarding important neighborhood information, late payments, special events, etc. In your Lease, you authorized Aspen to send you these text messages periodically.
10. **Important Rules:**
 - a) In signing your Lease, you are committing to live by our community rules and regulations. Breaking any of these rules may be cause for eviction. Please refer to our Rules and Regulations for a complete list.
 - b) Possession of any illegal drugs is a breach of the Lease and any indication of drug use/possession on the property may result in eviction.
 - c) We do not allow smoking in any of the property buildings. If we can smell smoke in your unit, you will be assessed damages to pay for all related cleaning fees.
 - d) At Aspen, we take safety seriously by providing you with numerous dwelling and neighborhood features. However, as stated in your Lease and in the *Security Guidelines* section in the Resident Handbook, Aspen cannot *guarantee* personal safety/security. For this reason, we strongly recommend that you:
 - i. Obtain adequate renter's insurance coverage for your personal belongings (required).
 - ii. Obtain adequate automobile insurance coverage.
 - iii. Practice the tips outlined in the *Security Guidelines*

TENANT

I have read and understand all of the information stated in the Aspen Top 10 Things You Need to Know. I understand that the Lease I am about to sign is a binding legal document and that I will not be released from it after 48 hours unless I find a suitable replacement.