

REBELS ROOST APARTMENT RENTAL AGREEMENT
83 SOUTH 1000 EAST ST. GEORGE, UTAH 84770
(435-703-0246 OR 702-526-8922)

Tenant Name: _____ Age _____ SS# _____

Home Address, City, State, Zip Code: _____

Parent/Guardian: _____ SS# _____

Phone # (Parent/Guardian): _____ Student Phone #: _____

Fall and Spring (August 18 - May 5):

Summer (May 10 - July 31):

_____ \$1000.00 for Shared Room per Semester

_____ \$500.00 for Shared Room per Semester

_____ \$1800.00 for Private Room per Semester

_____ \$750.00 for Private Room per Semester

1. Term: This Rental Agreement (hereafter called Agreement) is effective only period stated above. Tenant must fulfill the terms, or sell, own Agreement with the approval of landlords. Failure to fulfill, or sale of, this agreement will result in forfeiture of Security/Cleaning Deposit. The person purchasing any unused portion of this Agreement will be required to pay a new \$200 Security/Cleaning Deposit.

Apartment **MUST** be vacated on or before May 5th (August 1st for summer tenants) unless tenant has contracted for the next term.

Tenants **NOT** under contract will be charged \$20 each day after May 5th or August 1st. Initial: _____

2. Rate: rate is set for shared room at \$1000 per semester, \$75 per week, or \$20 per day. Rate for private room is \$125 per week, or \$25 per day. **Management reserves right to change room and/or apartment assignments.**

Payment of the \$200 Security/Cleaning Deposit must accompany Application.

\$1100 /\$1900 Payment of fall term is due on or before July 15th. (Payment includes \$100 deposit for spring term,)

\$900 /\$1700 Payment of second term is due on or before November 15th.

\$500 /\$750 Payment for summer term is due May 1st, or before move-in date.

If payment is not received by owner by dates listed, the owner has the option to offer the space to a back-up tenant, and said tenant will forfeit the application/security deposit.

All returned checks will have a \$25.00 service charge and must be replaced with cash or certified funds.

Tenants may request an alternate payment plan that divides rent into two payments, with a surcharge of \$25.00 for each payment. Total is to be paid by due date. Late fee of \$25.00 may be assessed for payments not received by due date.

3. Utilities: Landlord will pay for water, basic cable TV (tenants may opt for upgraded service at their cost), and internet service. Tenants will pay for the electricity, sewer, and garbage pickup (split among tenants). Telephone service is at discretion of tenants.

4. Rules and Regulations: The attached rules and regulations become a binding and enforceable part of this Agreement. I have received a copy of rules and regulations. Initial: _____

5. Security/Cleaning Deposit: The refundable portion (\$100.00) of this deposit will be refunded within 21 days of the last semester covered by this agreement, via US Mail, provided that all conditions of this agreement and Checkout/Cleaning List are met and the student is **checked out of the unit by management**. The tenant is responsible, at checkout, to provide a current mailing address to the management for this purpose. No refund will be sent if no mailing address is provided. **Students leaving prior to May 5, 2008, must give 2 weeks notice.**

6. Enforcement: If it becomes necessary for the landlord to enforce any portion of this Agreement through an eviction or collection procedures for monies owed, said tenant agrees to pay court costs and reasonable attorney's fees incurred by the landlord.

I acknowledge that I have read the terms of this Agreement and the attached Rules and Regulations and agree to abide by the rules stated hereon.

Tenants Signature: _____ Date: _____

Parent/Guardian Signature: _____ Date: _____

PLEASE MAIL THIS AGREEMENT AND PAYMENT TO: MICHAEL MCCLAIN
5185 VILLA VASARI AVE.
LAS VEGAS, NV 89141