

PELLA COMPANY

Rental Policies

1. *Residents and parent guarantors should carefully read the lease before signing.*
2. All leases start September 9th or September 16th. **All leases are for 357 days duration.**
3. All leases, including renewals, must be signed by students and parent guarantors.
4. Student's signature on the lease along with an application and security deposit equal to one month's rent, secures the apartment. Students must agree to have parents execute the guarantor section within two weeks of the student's signing the lease. If students fail to do so, **Pella Company may terminate the lease** at any time by giving notice and will retain the deposit.
5. The security deposit shall NOT be used as the last month's rent. No exceptions.
6. Prepayment of the last installment of rent will be required for all out of state students and/or parent guarantors.
7. The first installment of rent must be paid in full before any keys are distributed. **Rent is always due on the first of the month and is payable in twelve equal installments.** Your first installment will be due on the 1st day of September 2010 and your last installment will be due on August 1st of 2011.
8. Any apartment rented with more people than bedrooms will have an additional charge.
9. **Absolutely NO PETS are allowed, not even for a few minutes visit.**
10. A \$50 non-refundable deposit will be charged for each parking permit issued. This permit must be displayed on the back of the rear view mirror of your vehicle; otherwise your car will be automatically towed. **PERMITS DO NOT GUARANTEE RESIDENTS A PARKING SPOT.**

*****For all policies, please refer to the Lease and Rental Agreement.***