

GROUP LEASE ROOM & RENT ASSIGNMENTS

- Under the lease, the Tenants of this apartment have joint and several liability to the Landlord. This means that each tenant is responsible and agrees to pay the full amount of the rent and pay and perform all lease obligations under the lease, even if some or all of the other Tenants shall fail to pay rent or perform their obligations under the lease.
- The portion of rent that each Tenant has agreed to pay is stated below. This is for the Landlord's billing and accounting purposes only. It does not alter or modify in any way the Tenants' joint and several liability as stated under the lease.
- The room in the apartment that each Tenant will occupy is stated below. This is required for key issuing and management purposes. Each room has an individual lock.
- If Tenants change from their stated room or rent assignments, a new Group Lease Room & Rent Assignments form signed by all Tenants must be presented to the Landlord. Rent assignments may only be changed prior to the Payment B Due Date, as set forth in the lease.
- A separate Damage Deposit of \$750 (\$1000 for studios and one bedrooms) is due at the time Payment B is due. This will be refunded 30 days after the lease ends subject to deductions as stated in the lease.
- Although the Lease is not a 12 month lease or a month to month lease, it is helpful to illustrate the rent installment payment requirement by considering the rent over a total period of twelve months:
 (1 Month: Payment A Paid at Lease signing) + (3 Months: Payment B) + (3 Months: Payment C) + (3 Months: Payment D) + (2 Months: Payment E) = (12 Months total)

Room	Print Name	Payment A	Payment B	Payment C	Payment D	Payment E	Signature
		Due on Signing of Lease	Due April 1, 2023	Due July 1, 2023	Due October 1, 2023	Due January 1, 2024	
1	John Lee	\$1,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$3,000.00	
2	Robby Smith	\$1,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$2,000.00	
3	Monica Chen	\$1,250.00	\$3,750.00	\$3,750.00	\$3,750.00	\$2,500.00	
	Total Monthly Rent:	\$3,750.00					

The sample given above is for a JUNE STARTING LEASE on a 3 bedroom apartment, with the tenants choosing to pro-rate their rents so that they each pay a different monthly amount.

If the tenants had selected an AUGUST STARTING LEASE, the payment dates would be shifted to:
 Payment B Due June 1, 2023
 Payment C Due September 1, 2023
 Payment D Due December 1, 2023
 Payment E Due March 1, 2024

IMPORTANT NOTE: Tenants who use Financial Aid money to help pay for their rent should avoid June starting leases, as the payment dates specified for June starting leases do not correspond well to your disbursement dates from the university. You are responsible for paying your rent on time at the specified due dates, regardless of your financial arrangements with the university. Even students choosing an August starting lease date may need to plan to use their income from summer jobs to make their June 1 Rent & Damage Deposit payments.

Tenant(s)

Landlord