

## APPLICATION & BINDING OFFER TO LEASE

119 South Burrowes Street State College, PA 16801 814-238-1878

For Office Use Only			
Date	RC		
Status	#		

Applicant's Full Name Graduation Year\_\_\_\_\_ Social Security # xxx-xx -\_\_\_\_\_ Date of Birth\_\_\_\_\_ **Present Address** State\_\_\_Zip\_ City\_ Permanent Address\_\_\_\_\_ State \_\_\_Zip\_ City **GUARANTOR (CO-SIGNER) INFORMATION** Please provide us with the name(s) of the person(s) who will guarantee your Lease. Parent(s)/Guardian(s) Guarantor Address \_\_\_\_\_ State\_\_\_\_ Zip\_\_\_\_ Phone (\_\_\_\_)\_\_\_\_ LIST YOUR ROOMMATE(S) Current Landlord Name/Address\_ A separate application, agreement and monthly fee is required to obtain on-site parking privileges. Parking is LIMITED PARKING

**AVAILABLE BY** PERMIT ONLY!

assigned on a first-come, first-served basis and sells out without prior notice.

I understand it is my responsibility to obtain a parking application and make a \$100 parking deposit. (

Initial

## NO PETS PERMITTED

TO LEISTERWITTED						
BINDING OFFER TO LEASE						
I HEREBY APPLY TO RENT AN APARTMENT AS DESCRIBED BELOW						
Please ask for assistance when completing this section						
Building/Type Apartment Requested .						
Desired Occupancy						
Monthly Rental		ÒR		ÖR		
Required Deposit		1				
Total Rent						
Lease Term						

- 1. PARTIES. GN Associates is the Landlord, and if this offer is accepted, I will be the Tenant.
- 2. AGREEMENT TO LEASE. I have applied to rent an apartment as described on this document for the Lease Term specified above. Landlord may accept this offer by either mailing the confirmation copy to me or by handing it to me in person. By accepting this offer, Landlord will withdraw the unit assigned to me from those it is offering for rent to others. GN Associates shall not be liable to Applicant for refusal to accept this Application & Binding Offer to Lease. I acknowledge that GN Associates, or its employees have made no written or oral representation whatesoever that this Application & Binding Offer to Lease will be accepted. If Landlord accepts this offer, I agree to sign the Lease on the form in current use by Landlord. I warrant that I have been provided a copy of the Sample Lease, and I am familiar with its terms. I also agree that the Lease will be binding on me whether or not I sign it, and whether or not a guarantor, co-signer or any other tenant
- 3. ASSIGNMENT OF APARTMENT. Landlord will attempt to assign my first choice, but I agree to accept what Landlord assigns from my listed choices.
- 4. BREACH OF AGREEMENT. I understand that by signing this Binding Offer to Lease, my legal obligation to Landlord for payment of rent due begins when Landlord accepts my offer. I understand and agree that once Landlord accepts my offer and assigns my apartment. I am legally obligated to pay Landlord the total amount of rent for Lease Term specified above for the unit assigned to me. If I fail to fulfill my future obligations by either failing to sign the lease, or by failing to timely pay rent, or any other action causing a breach, I will lose the right to pay rent in installments. Landlord may end this contract with no written notice to Tenant. In the event of such breach, Landlord may accelerate the amounts due and demand that I pay the entire balance due for the Lease Term. Landlord may start a lawsuit for possession and/or damages. Tenant shall pay all expenses of lawsuit, including attorney's fees, filing fees and collections fees. No action by Landlord shall end Tenant's duty to pay rent and other charges.
- 5. DEPOSIT. I agree to pay security deposit within forty-eight (48) hours of Landlord accepting my Application based on the Apartment Landlord assigns. Landlord will hold my deposit until the end of the Lease and I vacate the apartment Landlord assigns to me. Landlord will deduct the cost of cleaning, repairs, replacements and other damages, if any, at the end of the Lease. I will not consider this deposit as a part of the rent.
- 6. WITHDRAWAL. If I attempt to withdraw after acceptance, I have the responsibility to find a replacement that is acceptable to Landlord, and any other persons which have been assigned to the apartment with me. Until I find a replacement, I am required to perform all terms of the Lease, including paying the full rent. I agree that Landlord shall keep my deposit as liquidated damages for its efforts in holding the apartment for me and processing the application for my replacement tenant. Landlord has the right to accelerate my rental obligation in accordance with the Lease.
- 7. OCCUPANCY. The apartment I have applied to rent is suitable for occupancy by the number of persons stated on the Application. I have a right to find additional persons acceptable both to the Landlord and to other tenants to make up the total. Landlord will not unreasonably refuse to approve persons I have found to sign the Lease.
- 8. RENT ADJUSTMENT. The rent I am required to pay will be reduced, based on the number of other acceptable persons I have found to occupy the apartment and who have also signed a Lease for the apartment. My payment obligation will be reduced to that amount, and Landlord will prepare for my execution, an Apartment Lease Modification Agreement which will outline my required payment(s). Until I find these other persons, I will be required to pay the Total Rent.
- 9. PAYMENTS. I understand that my share of the payment obligation, (which is determined by dividing the Total Rent listed above by the number of accepted Tenants for the unit) must be paid in full NO LESS than 21 days prior to the commencement of the Lease Term. If, NO LESS than 21 days prior to the commencement of the Lease Term, a suitable parental or sponsor guarantee is executed and accepted by Landlord, then Landlord shall divide my total payment obligation into monthly installments that will be reflected on an Apartment Lease Modification Agreement.

10.JOINT AND SEVERAL LEASE. I will not be responsible for the rent owed by any other tenants with fully executed Leases during the terms of their Leases. In all other respects, however, the obligations of the Lease shall be joint and several as provided in the Lease, including my duty to occupy the apartment legally and without disturbing others and my obligation to return the apartment at the end of the Lease in the same condition it was at the beginning of the Lease, except for reasonable wear and tear.

I warrant that all of the information containage to enter into this Agreement. I acknowle		Offer to Lease is true and correct and that I am of legal ng Offer to Lease.
Applicant's Signature		Dated
Application Returned To		Dated
Accepted by Agent		Dated
Assigned Apartment	Туре	
Lease Term	<b>Monthly Rent \$</b>	Total Rent for Lease Term \$



I understand and agree to the following:

- If offered an apartment **BEFORE** November 30, 2022:
  - I have 24 hours from the time the offer is made to accept or decline the offer. If I do not respond within 24 hours, the offer automatically goes to the next group. Only one person has to accept the apartment on behalf of the entire group.
  - o I can deny the offer and remain on the waiting list for the next apartment.
  - o I can deny the offer and cancel from the waiting list without losing any money. Each member of the group must cancel individually, in writing.
  - o I can accept the offer and be <u>immediately</u> legally bound to the apartment for the 2023-2024 lease term.
    - To accept the offer, only <u>ONE</u> group member is needed to verbally accept for the entire group.
    - Each person's security deposit must be paid within 48 hours (an email to activate an online payment portal will be sent from GN Associates).
- If I am no longer interested in a GN Associates apartment, I must email (info@gnrealty.com) or visit the office to cancel my application. THE FINAL TIME TO CANCEL is Wednesday, November 30, 2022 at 4:30 PM. If I cancel before this deadline, I will not be charged any money and will not become legally bound to an apartment, ONLY IF an early offer was not accepted for my group.
- If I am still on the waiting list at 5 PM on Wednesday, November 30, 2022, I will be <u>ASSIGNED</u> to an apartment if one of my choices I have listed is available. The Application & Binding Offer to Lease will automatically legally bind me to a twelve-month lease. I understand that I <u>CANNOT DECLINE</u> the apartment when I am notified the following day.

<u>Print Name</u>	<u>Sign Name</u>	<u>Date</u>