



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 _____ Email _____

Graduation Year _____ Social Security # xxx-xx-____ (Last 4 Required) Date of Birth _____

Present Address _____ Phone (_____) _____
(School) (Cell)
City _____ State _____ Zip _____

Permanent Address _____ Phone (_____) _____
(Home) (Home)
City _____ State _____ Zip _____

GUARANTOR (CO-SIGNER) INFORMATION

Please provide us with the name(s) of the person(s) who will guarantee your Lease.

Parent(s)/Guardian(s) _____ Email _____
Guarantor

Address _____

City _____ State _____ Zip _____ Phone (_____) _____

LIST YOUR ROOMMATE(S)

- 1. _____ 2. _____ 3. _____ 4. _____ 5. _____

Current Landlord Name/Address _____

LIMITED PARKING
AVAILABLE BY
PERMIT ONLY!

A separate application, agreement and monthly fee is required to obtain on-site parking privileges. Parking is 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

BINDING OFFER TO LEASE

I HEREBY APPLY TO RENT AN APARTMENT AS DESCRIBED BELOW

Table with 3 columns for Building/Type Apartment Requested, Desired Occupancy, Monthly Rental, Required Deposit, Total Rent, Lease Term. Includes 'OR' options between columns.

- 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.
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.
5. DEPOSIT. I agree to pay security deposit within forty-eight (48) hours of Landlord accepting my Application based on the Apartment Landlord assigns.
6. WITHDRAWAL. If I attempt to withdraw after acceptance, I have the responsibility to find a replacement that is acceptable to Landlord.
7. OCCUPANCY. The apartment I have applied to rent is suitable for occupancy by the number of persons stated on the Application.
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.
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.
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.

I warrant that all of the information contained in this Application & Binding Offer to Lease is true and correct and that I am of legal age to enter into this Agreement. I acknowledge that this document is a Binding Offer to Lease.

Applicant's Signature _____ Dated _____

Application Returned To _____ Dated _____

Accepted by Agent _____ Dated _____

Assigned Apartment _____ Type _____

Lease Term _____ Monthly Rent \$ _____ 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.**
 - I can deny the offer and remain on the waiting list for the next apartment.
 - 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.
 - I can accept the offer and be immediately legally bound to the apartment for the 2023-2024 lease term.
 - To accept the offer, only **ONE** 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 **ASSIGNED** 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 CANNOT DECLINE the apartment when I am notified the following day.**

Print Name

Sign Name

Date
