



APPLICATION & BINDING OFFER TO LEASE

119 South Burrowes Street State College, PA 16801
(814) 238-1878 www.gnrealty.com info@gnrealty.com

Complete Fields in Red

Applicant's Full Name, Graduation Year, Social Security #, Date of Birth, Present Address, City, State, Zip, Phone, Permanent Address, City, State, Zip, Phone

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, Home Address, City, State, Zip, Email, Phone

LIST YOUR ROOMMATES

1., 2., 3., 4., 5. (Roommate list)

Current Landlord (name & property)

LIMITED PARKING AVAILABLE BY PERMIT ONLY! A separate Application, Agreement & monthly fee is required to obtain on-site parking privileges.

NO PETS PERMITTED

BINDING OFFER TO LEASE: I HEREBY APPLY TO RENT AN APARTMENT AS DESCRIBED BELOW

Please ask for assistance when completing this section

Building/Type of Apt., Desired # Residents, Total Monthly Apt. Rent, Total Term Rent, Lease Term (08/23/2024 - 08/11/2025)

The Required Deposit Is The Same Amount As The Monthly Apartment Rent

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 in 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, and to pay any additional deposit required for the assigned choice within forty-eight (48) hours after notice of acceptance.
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. 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.
6. DEPOSIT. I agree to pay security deposit within forty-eight (48) hours of Landlord accepting my Application based on the apartment Landlord assigns.
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 and who have also signed a Lease for the apartment.
9. PAYMENTS. I understand that my share of the payment obligation, (which is determined by dividing the Total Term 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 LEASE. I will not be responsible for the rent owed by any other tenants with fully executed Leases during the term of the Lease.

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 this document is a Binding Offer to Lease.

Applicant's Signature, Accepted by Agent, Assigned Apartment, Lease Term, Monthly Rent, Total Term Rent



I understand and agree to the following:

- If offered an apartment **BEFORE** November 15, 2023:
 - 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 2024-2025 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 15, 2023 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 15, 2023, 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 lease. **I understand that I CANNOT DECLINE the apartment when I am notified the following day.**

Print Name

Sign Name

Date
