APPLICATION &	BINDING	OFFER TO) LEASE
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 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	Email Social Security # xxx-xx (last 4 digits)					
Graduation Year Present Address (school)	_ , , ,	Date of Birth				
0'1 01.1. 7'.		Phone				
Permanent Address (home) City, State, Zip		Phone				
	GUARANTOR (CO-SIGNER) INF					
Perent(a)/Cuerdian(a)/Cuerenter	Please provide us with the name(s) of the person(s) wh					
Parent(s)/Guardian(s)/Guarantor Home Address	Email					
City, State, Zip		Phone				
1	LIST YOUR ROOMMAT	E9				
3. 5.	4					
Current Landlord (name & property)						
LIMITED PARKING AVAILABLE BY		equired to obtain on-site parking privileges. Parking is assigned on a				
PERMIT ONLY!		otice. I understand it is my responsibility to obtain a Parking Application				
	NO PETS PERMITTED					
BINDING	i OFFER TO LEASE: I HEREBY APPLY TO RENT AN Please ask for assistance when complete					
Building/Type of Apt.	·					
Desired # Residents Total Monthly Apt. Rent	OR	OR				
Total Term Rent						
Lease Term 08/23/2024	4 - 08/11/2025 08/23/2024 - 08					
1. Parties. GN Associates is the Landlord, a	The Required Deposit Is The Same Amount As Th nd if this offer is accepted, I will be the Tenant.	e Monthly Apartment Rent				
2. AGREEMENT TO LEASE. I have applied to rent an apartment as described in this document for the Lease Term specified above. Landlord may accept this offer by						
		andlord will withdraw the unit assigned to me from those it is offering to				
		g Offer to Lease. I acknowledge that Landlord, or its employees have 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 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 signs it. 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. 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						
		er failing to sign the Lease, or by failing to timely pay rent, or any other				
		act with no written notice to Tenant. In the event of such breach, Land-				
5		Landlord may start a lawsuit for possession and/or damages. Tenant by Landlord shall end Tenant's duty to pay rent and other charges.				
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. 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	e with the Lease.					
		pplication based on the apartment Landlord assigns. Landlord will lord will deduct the cost of cleaning, repairs, replacements and other				
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 rent.						
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 Adjustable Rate Rider						
which will outline my required payment(s). Until I find these other persons, I will be required to pay the Total Term Rent 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						
		ease Term. If, NO LESS than 21 days prior to the commencement of				
the Lease Term, a suitable parental or spons ments that will be reflected on an Adjustable		en Landlord shall divide my total payment obligation into monthly install-				
-	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. In all other respects, however,					
the obligations of the Lease shall be joint 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 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		Dated				
Accepted by Agent		 Dated				
Assigned Apartment	Туре					
Lease Term 08/23/2024 - 0	08/11/2025 Monthly Rent \$	Total Term Rent \$				