

Hidden Pines Rental Application – 2012-13 Academic Year

Manning Properties, LTD

PO Box 23111

Chagrin Falls, OH 44023

(440) 708-2372 (Office) (440) 708-0546 (Fax)

Leases Run August 9, 2012 to July 31, 2013

Name: _____ Age: _____ Year in school: _____

Home Address: _____ City: _____ State: _____ Zip: _____

Home Phone: _____ Cell Phone/Other: _____

E-mail Address: _____ Social Security Number: _____ - _____ - _____

Last Names of the tenants who will be applying with you for a townhome:

_____, _____, _____

Reference (Name & Phone # of current landlord): _____

(if you are in a dorm, just list the name of the dorm on campus)

4-Bedroom ALL UTILITIES INCLUDED PRICING – Circle payment option below!

<p>Payment Option #1 1 installment of \$4,380 due 7/10/12 (\$20/mo discount for this option) \$365 per month equivalent DELUXE UNIT ONLY</p>	<p>Payment Option #2 2 installments of \$2,250 due 7/10/12 & 12/10/12 (\$10/mo discount for this option) \$375 per month equivalent DELUXE UNIT ONLY</p>	<p>Payment Option #3 12 installments of \$385 due 5/1/12, 8/1/12, 9/1/12, 10/1/12, 11/1/12, 12/1/12, 1/1/13, 2/1/13, 3/1/13, 4/1/13, 5/1/13, 6/1/13 DELUXE UNIT ONLY</p>
<p>Payment Option #4 1 installment of \$4,920 due 7/10/12 (\$20/mo discount for this option) \$410 per month equivalent PREMIER UNIT ONLY</p>	<p>Payment Option #5 2 installments of \$2,520 due 7/10/12 & 12/10/12 (\$10/mo discount for this option) \$420 per month equivalent PREMIER UNIT ONLY</p>	<p>Payment Option #6 12 installments of \$430 due 5/1/12, 8/1/12, 9/1/12, 10/1/12, 11/1/12, 12/1/12, 1/1/13, 2/1/13, 3/1/13, 4/1/13, 5/1/13, 6/1/13 PREMIER UNIT ONLY</p>

We now take Credit Cards for rent payments and security deposits!

- ❖ Major benefits of ALL UTILITIES included are not having to worry about applications and security deposits with utility companies, hassle of collecting money from roommates each month, etc... Does not include optional cable/internet service.
- ❖ To keep from energy waste and promote conservation, Manning Properties, LTD has put a monthly energy use limit of 2,200 KWH per month per unit. If tenants exceed this monthly amount of power usage, they will be billed the difference. *Note: Average monthly usage is 1,750 KWH*

Please read below and sign to acknowledge your understanding of the rental procedure and acceptance process:

The rental process is as follows: **STEP 1:** Have all 4 applicants each fill out this Rental Application. **STEP 2:** Return the application with your individual \$300 Security Deposit payable to **Manning Properties, LTD** at the address listed at the top of this application. **STEP 3:** You will receive a confirmation within 1-3 business days that everything has been received in good order and that a unit is available per your request. If a unit is not available, or if your group's application is incomplete/not accepted, **all** security deposits will be returned. **STEP 4:** You will be notified the procedure for selecting a specific unit of your choice. **STEP 5:** Once your choice of a unit is made, you will be sent a lease agreement via e-mail that you will need to return signed, co-signed and notarized on the signature page. You must complete the lease according to its instructions and return it within 10 days of the receipt of the acceptance letter. Your security deposit will now be refundable only after completion of your lease agreement. **STEP 6:** You will then be sent an official copy of the lease with owner acceptance and a confirmation that all documents have been processed and received in good order.

Signature of Applicant: _____ Date: _____

Please return with a refundable \$300 Security Deposit to Manning Properties, LTD at the address listed at the top of this application.

web: WWW.HIDDEN-PINES.COM

e-mail: Tmanning@manning-properties.com