

Dr. Frances Alexakos c/o Lower College Road, LLC 249 Woodruff Avenue, Wakefield, 02879
Alexakos249@gmail.com cell: 401-474-6560

- 1. A photo ID such as a license, passport, or University of RI ID.**
- 2. A copy of a Notarized Application and Supplemental Agreement with signatures of the tenant and responsible party for payment.**
- 3. Pre-dated checks for academic year either by semester or 9 equal payments.**

**Please initial each number
parents and student have your signatures notarized.**

Date _____ 2022-2023

Premise: Lower College Road, Kingston, RI

Lessee

Names _____ email _____ cell _____

Parents _____ email _____ cell _____

1. TERM: The Lessor hereby leases the above premises to the Lessee(s) for the term beginning –
Dates you will begin leasing _____ to _____

2. RENT for a single room at Lower College Road for the academic school year rental is \$10,800
The Lease will start two (2) days before the University opens for classes around September 7 (2
days prior to classes beginning) to May 15, 2023. The semester rate is \$5,400. Payment for the
semester is preferred, however, if paid monthly, \$1,200 each month for 9 months. Monthly checks
must be made out in advance, post-dated for the first of the month and given to Dr. Alexakos who
will deposit them on said month. All basic utility bills are included in the rent.

Summer rate is \$875 per month, single occupancy, from May 15 – September 1.

The rent is due by 5 pm on the first day of every month. If the rent is received after the third day of
any month, each Lessee who is late agrees to pay a \$100 late fee. The Lessee also agrees to pay a
\$100 fee for any check that bounces (for any reason). Rent is by the entirety.

2a. DEPOSITS: Lessor acknowledges receipt of \$1,000 for a security deposit for academic year
and \$400 security deposit for summer rentals to be returned at the end of the lease term minus any
amount of unpaid accrued rent, any unpaid late fees, any unpaid fees due according to the terms of
this lease, and any physical damages to the premises to include but not limited to the removal of
furniture, cleaning, and rubbish removal. After you have vacated the premises, returned the keys to
Lessor, and provided the Lessor with your forwarding address, a notice will be sent to you within
one month that will discuss any deductions from your security deposit.

b. This deposit is used to hold the house for the Lessee's and are non-refundable should the lessee's

for any reason decide not to occupy the premises on the date stated_____

Deposits will be due according to the following schedule: Due upon sending in an application for rent.

2.c. Rent Payments for the academic year. (1st Month Rent and the Last Month Rent) is Due by March 1st with the signing of the lease. August 1st, the full balance for first semester is due.