

**2023-2024 Rental Application for Lower College Road Realty, LLC**

1. A government ID with photo such as a license or passport and a URI ID
2. A credit report that is no more than 30 days old from the time of application, must be included with this application. Credit reports may be obtained online, free once a year.
3. A copy of a Notarized application with signatures of the tenant and responsible party for payment.
4. A security deposit that will be returned if application for rental is refused.

**Mail to Frances Alexakos, Ph.D. c/o Lower College Road Realty, LLC  
249 Woodruff Avenue, Wakefield, RI 02879  
Call (401) 474-6560 or mail alexakos249@gmail.com**

**Rent:**

Price for the 2023-2024 academic year is \$11,170. All checks must be post dated for the 1st of the month & sent by August 18, for the upcoming school year. The lease is from September 7 (2 days prior to classes beginning) to May 15. 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.

Frances Alexakos, Ph.D., 249 Woodruff Avenue, Wakefield, RI 02879

**Academic Year Rate:**

\$11,170 for the two semesters or \$5,580 per semester or \$1,240 per month for nine months

Security deposit of \$1,000

Academic Year Parking Fee \$200 and two (2) photos (License and URI ID)

**Summer Rate:**

Summer rate is \$975 per month, single occupancy, from May 15 – September 1. All post dated checks or cash must be paid for the Summer Rental before keys are issued.

Security deposit of \$400. Summer Parking Permit \$100 and two (2) photos (License & URI ID)

Includes all utilities, washer and dryer; furnished





Applicant/Parent/Other (circle one)      Employment from: \_\_\_\_\_  
Dates

Employer name: \_\_\_\_\_ Telephone: \_\_\_\_\_

Employer's address: \_\_\_\_\_  
Nمبر.                      Street                      City                      State                      Zip

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**List two (2) character references, other than relatives or employers:**

Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

Address: \_\_\_\_\_  
Nمبر.                      Street                      City                      State                      Zip

Occupation and employer: \_\_\_\_\_

Capacity known: \_\_\_\_\_

Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

Address: \_\_\_\_\_  
Nمبر.                      Street                      City                      State                      Zip

Occupation and employer: \_\_\_\_\_  
State                      Zip

Have you (applicant or co-applicant) ever had an eviction proceeding filed against you in a court of law? \_\_\_\_\_ If yes, give dates and explain.

Have you (applicant or co-applicant) ever been convicted of a felony? \_\_\_\_\_ If yes, give dates and details.

Whom should we contact in case of emergency?

Name and relationship: \_\_\_\_\_

Address and telephone: \_\_\_\_\_ email \_\_\_\_\_ I (we)

agree to rent at Lower College Road, Kingston, Rhode Island, just as it is, without any obligations for further alterations, improvements, repairs or decorating of the premises, at the rate of:

**Academic year rate is \$11,170. Summer rate is \$975 per month single occupancy only**

Rent will begin \_\_\_\_\_. I plan to terminate the lease on \_\_\_\_\_

In consideration for the rental deposit received herewith, Frances Alexakos, Ph.D. (the "Landlord") agrees to not rent the above house to any other party for seven (7) days from this date, pending investigation of the application. If rejected, the deposit shall be refunded promptly to the applicant(s).

Acceptance of this application shall not constitute a completed agreement, **and no landlord-tenancy relationship has been created to rent the premises until a lease has been executed by both parties & the 1st & last month paid unless special arrangements have been made w/ Dr. Alexakos.**

If the applicant(s) shall refuse to sign the lease for any reason, or shall decide not to rent the house for any reason, it is understood and agreed that the rental deposit shall be forfeited to the Landlord as rent in consideration for the Landlord's excess costs and the withholding of the house from the market on behalf of the applicant(s).

It is further understood and agreed that no more than one person will be permitted to occupy the room. Occupancy by any person for seven or more days (not necessarily consecutive) without the written permission of the Landlord shall be considered permanent and would constitute a breach of contract.

**It is further understood that waterbeds, pets of any kind and smoking are prohibited.**

**A rental deposit of \$1,000 equal to a security deposit is being made with the Semester Rental Application.**

**A rental deposit of \$400 equal to a security deposit is being made with the Summer Rental Application**

This deposit shall be applied to a security deposit if a lease is executed by the applicant(s) and the Landlord. If this application is denied by the Landlord, the deposit shall be returned to the applicant(s).

If this application is accepted, at the signing of the Lease the applicant(s) will pay per semester.

**The tenant agrees that once a month an inspection of the property will be done for cleanliness.** \$300 dollars will be charged to the tenants divided equally if the apartment is not

clean per month.

Security deposit \_\_\_\_\_ paid date \_\_\_\_\_ Check # \_\_\_\_\_

AMOUNT DUE on at the signing of the lease (first semester and last month)

\$ \_\_\_\_\_ date Check # \_\_\_\_\_

Security/cleaning deposit (one month's rent): An accounting of cleaning and repair costs deducted from the security deposit and the balance will be mailed within four (4) weeks of termination of tenancy, tenant must include a mailing address and delivery instructions.

I (we) certify that the above statements are true and are submitted for the purpose of investigation as to my (our) desirability as a tenant(s), and that background and credit checks will be performed by the Landlord. If there are misrepresentations in this application, I (we) assign the rental and security/cleaning deposits to the Landlord for damages and additional rent, and I (we) agree to move forthwith if asked to do so by the Landlord.

**I (we) also understand that the tenant is responsible for cleaning and for snow removal.**

_____	_____
Applicant	Date
_____	_____
Parent	Date
_____	_____
Parent	Date

Notary verification \_\_\_\_\_