

2026-2027 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 2026-2027 academic year is \$11,475 (shared bath) or \$13,050 (private bath). 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:

Shared bath: \$11,475 for the year or \$5,788 per semester or \$1,275 per month for nine months
Private bath: \$13,050 for the year or \$6,525 per semester or \$1,450 per month for nine months

Academic Year Security deposit of \$1,200
Academic Year Parking Permit Fee of \$350 and two (2) photos (License and URI ID)
Includes all utilities, washer and dryer; furnished

Summer Rate (Students Only):

Shared bath: \$1,050 per month, single occupancy from May 15 – September 1
Private bath: \$2,500 per month for one bedroom from May 15 – September 1
All post dated checks or cash must be paid for the Summer Rental before keys are issued.

Summer Security deposit of \$600 submitted with application. Security deposit will be returned if application is not accepted. Deductions from the security deposit will be made if needed for cleaning, debris, and damages

Summer Parking Permit Fee of \$150 and two (2) photos (License & URI ID)
Includes all utilities, washer and dryer; furnished

Dates requested: Move in date _____ Move out date _____

Applicant's name: _____ male or female

Year at URI _____ (F/S/J/S or Graduate) Major _____ GPA _____

DOB: _____ Social Security #: _____ email: _____

Tel: Home _____ Cell _____

Parents names: _____
(Co-Applicants) First M.I. Last (Maiden)

DOB: _____ Social Security # : _____ Yearly Income _____

Tel: Home _____ Work _____ Cell _____ email: _____

DOB: _____ Social Security Nbr: _____ Yearly Income _____

Tel: Home _____ Work _____ Cell _____ email: _____

If on Scholarship and your rent will be paid by this, a letter from the University verifying the scholarship that will be used for rent is required.

Coach's name: _____
First M.I. Last Tel.

Email: _____

Rental history for the past five years for both applicants (Students and parent) (use reverse side or add'l paper if necessary):

Current -- -- At this address since: _____

Address: _____
Nmbr. Street City State Zip

Landlord's name: _____ Telephone: _____

Landlord's address: _____
Nmbr. Street City State Zip

First previous -- Dates at this address: _____

Address: _____
Nmbr. Street City State Zip

Landlord's name: _____ Telephone: _____

Landlord's address: _____
Nmbr. Street City State Zip

Employment history for the past five years the person responsible financially for the applicant's lease paymentsb (use reverse side or add'l paper if necessary):

Parent/ student/ Other (circle one) Employment from: _____
Dates

Employer name: _____ Telephone: _____

Employer's address: _____
Nmbr. Street City State Zip

Applicant or parent /other (circle one) Employment from: _____
Dates

Employer name: _____ Telephone: _____

Employer's address: _____
Nmbr. Street City State Zip

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

Employer name: _____ Telephone: _____

Employer's address: _____
Nmbr. Street City State Zip

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

Name: _____ Telephone: _____

Address: _____
Nmbr. Street City State Zip

Occupation and employer: _____

Capacity known: _____

Name: _____ Telephone: _____

Address: _____
Nmbr. 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 (shared bath) is \$11,475 or \$5,788 per semester or \$1,275 a month
Academic year rate (private bath) is \$13,050 or \$6,525 per semester or \$1,450 per month
Summer rate is \$1,050 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 \$1,200 equal to a security deposit is being made with the Semester Rental Application.

A rental deposit of \$600 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 _____