

Consolidation

Dear Prospective Student:

As you will remember, the “consolidation of students” clause in the lease contract that you and your co-signer signed requires you to transfer apartments if it is requested. We do not like to inconvenience you but occasionally we need to consolidate students to fill vacancies in order to provide the benefits of this type of housing program.

You are not responsible for your roommate’s rent should they leave housing or become unable to pay. If you aren’t paying that rent and they aren’t paying-someone is...SRPS. That is where we come in. We pay until we can consolidate the students to fill up the apartments again and then give the empty apartment back to the complex. This frees up our money to do the same thing again next month. This single element keeps the whole program working.

The time of year when more students are leaving housing than entering housing due to graduation, completion of leases and personal reasons is typically from December through April. The huge numbers of high school students have already started school and smaller numbers of students will enroll until late next spring. As the leases that SRPS holds with apartment complexes expire, we are forced to make a decision which apartments we can renew and which we must give back to the complex. Once that decision is made we need to start consolidating the students to achieve that end. Because of the many vacancies we now have we will not be renewing leases on several apartments including yours. We have given notice to your apartment complex that we will be giving them back the apartment that you are residing in.

If your apartment is affected we will write you a letter asking you to come into the Housing Office to decide where you would like to transfer and what you are required to do. The sooner you do this the better, since the best vacant slots will be picked first and taken on a first come first served basis. This transfer can often place you in a better apartment than the one you are currently in if you come in and move quickly. After you select your new apartment, your move must be completed within about twelve days spanning two weekends. This will give you **twelve** days to complete your move and return your old keys to us.

We are sorry for any inconvenience this might cause you and we will do everything we can to make your transition from one apartment to another as smooth as possible.

Also, to express our appreciation for your cooperation in this effort at a very busy time for you, we will offer you fifty dollars (\$50.00) off your next months rent as our way of saying thank you. In order to receive this concession, you must be out of your old apartment and your keys to the old apartment must be turned in to us at the Housing Office no later than the deadline date agreed upon. Your apartment must be clean and free of trash and garbage and it must be undamaged to be eligible receive these financial benefits. You will be charged for cleaning or damage for which you are responsible.

If you fail to move as requested in this written letter you to be in breach of your lease. You will be considered a “Holdover Tenant”, a legal term which means that you no longer belong where you are living. **You will be charged three times the daily rental rate plus legal fees and late charges for the period of time you remain there.** A court action could be filed to remove you as well. Finally, you will not be eligible for the benefits and concessions extended in this letter if you do not move in the time period allotted.

I understand and agree to this clause as outlined in my lease contract. This sideletter is and shall be construed a valid addendum to the Lease Contract.

Student Name: _____

Date: _____