

## THE LEASING POLICY FOR STUDENT RENTALS

ALL AVAILABLE HOUSES, DUPLEXES AND APARTMENTS ARE LEASED ON A "FIRST COME, FIRST SERVED" BASIS. ALL HOUSES, DUPLEXES AND APARTMENTS ARE RENTED IN "AS IS" CONDITION. ALL PERSONS SIGNING A LEASE AGREEMENT MUST HAVE TOURED THE HOUSE, DUPLEX OR APARTMENT BEFORE SIGNING THE LEASE AGREEMENT. IT HAS BEEN OUR EXPERIENCE THAT MOST OF THE TIME, WHEN ASKED POLITELY, THE CURRENT TENANTS WILL ALLOW YOU TO TOUR THE PREMISES ON YOUR OWN. HOWEVER, IF FOR SOME REASON YOU ARE UNABLE TO GAIN ACCESS TO THE PREMISES ON YOUR OWN, WE WILL, BY APPOINTMENT, SHOW YOU THE PROPERTY AFTER GIVING THE CURRENT TENANTS A 24 HOURS NOTICE. AN APPOINTMENT MUST BE SCHEDULED WITH THE PROPERTY MANAGEMENT OFFICE IN ORDER TO SIGN A LEASE AGREEMENT. THE FIRST DAY THAT AN APPOINTMENT CAN BE ARRANGED TO SIGN A LEASE AGREEMENT IS SEPTEMBER 8, 2008. APPOINTMENTS ARE TO BE MADE BY TELEPHONE ONLY STARTING AT 6:00 AM AND TAKEN IN THE ORDER RECEIVED. THE TELEPHONE NUMBER TO CALL IS 524-0606. THE FIRST DATE AVAILABLE TO SCHEDULE AN APPOINTMENT IS TUESDAY, SEPTEMBER 9, 2008. THE FIRST APPOINTMENT TIME SLOT AVAILABLE EACH DAY IS 7:00 AM AND CONTINUE AT 30 MINUTE INTERVALS THROUGHOUT THE DAY. THE LAST APPOINTMENT OPENING OF THE DAY IS 7:00 PM. AT THE TIME AN APPOINTMENT IS SCHEDULED THE ADDRESS OF THE HOUSE, DUPLEX OR APARTMENT YOU WISH TO SIGN FOR MUST BE GIVEN. IF THE PERSON OR GROUP WHO SCHEDULED AN APPOINTMENT IS A "NO SHOW" THE HOUSE, DUPLEX OR APARTMENT THEY WERE GOING TO SIGN A LEASE AGREEMENT FOR WILL BE IMMEDIATELY PLACED BACK ON THE LIST OF AVAILABLE PROPERTIES. NO EXCEPTIONS.

THE REQUIREMENTS FOR AN INDIVIDUAL OR GROUP TO SIGN A LEASE ARE:

- A PERSON SIGNING A LEASE MUST BE AT LEAST EIGHTEEN YEARS OF AGE. A DRIVER LICENSE IS REQUIRED AS PROOF OF AGE AND IDENTITY. NO EXCEPTIONS.
- FOR GROUPS, ONE PERSON MUST BE DESIGNATED AS THE CONTACT PERSON FOR THE GROUP.
- AN APPOINTMENT TO SIGN THE LEASE AGREEMENT MUST BE SCHEDULED AND THE ADDRESS OF THE HOUSE, DUPLEX OR APARTMENT MUST BE GIVEN AT THAT TIME. THE CONTACT PERSON FOR A GROUP IS REQUIRED TO DO THIS.
- EVERYONE MUST BE PRESENT TO SIGN THE LEASE AGREEMENT. IF FOR SOME REASON THIS IS NOT POSSIBLE AT LEAST HALF THE GROUP MUST BE PRESENT TO SIGN THE LEASE. THE REMAINDER OF THE GROUP MUST DO SO WITHIN 24 HOURS OF THE INITIAL APPOINTMENT. NO EXCEPTIONS.
- EVERYONE SIGNING THE LEASE AGREEMENT MUST HAVE TOURED THE HOUSE, DUPLEX OR APARTMENT IN ADVANCE OF SIGNING THE LEASE AGREEMENT. NO EXCEPTIONS.
- THE FULL SECURITY DEPOSIT IS DUE AT THE SIGNING OF THE LEASE AGREEMENT. IF ONLY HALF THE GROUP IS AVAILABLE TO SIGN THE LEASE AGREEMENT THE FULL SECURITY DEPOSIT IS STILL REQUIRED AT THE INITIAL SIGNING APPOINTMENT. SECURITY DEPOSIT CHECKS ARE TO BE MADE PAYABLE TO THE OWNER OF THE PROPERTY. PLEASE ASK FOR THE AMOUNT OF THE SECURITY DEPOSIT AND THE NAME OF THE OWNER OF THE PROPERTY AT THE TIME YOU MAKE THE APPOINTMENT TO SIGN THE LEASE AGREEMENT. CHECKS MADE PAYABLE TO CENTURY 21 OR THACKER AND ASSOCIATES, INC. WILL NOT BE ACCEPTED. NO EXCEPTIONS.
- SECURITY DEPOSITS MAY NOT AND WILL NOT BE CARRIED OVER FROM ANY CURRENT LEASE AGREEMENT TO THE NEXT LEASE AGREEMENT. NO EXCEPTIONS.
- A COMPLETED TENANT INFORMATION FORM FOR EACH TENANT MUST BE TURNED IN AT THE TIME THE LEASE IS SIGNED.

IF THE ABOVE REQUIREMENTS ARE NOT MET THACKER AND ASSOCIATES, INC. RESERVES THE RIGHT TO PLACE THE HOUSE, DUPLEX OR APARTMENT BACK ON THE LIST OF AVAILABLE PROPERTIES WITHOUT FURTHER NOTICE.

ON MONDAY SEPTEMBER 8, 2008 ONE COPY OF THE LEASE AGREEMENT FOR THE PARTICULAR PROPERTY THAT AN APPOINTMENT HAS BEEN SCHEDULED FOR AND THAT YOU WILL BE SIGNING THAT LEASE AGREEMENT FOR WILL BE MADE AVAILABLE FOR REVIEW AND CAN BE PICKED UP AT THE OFFICES OF THACKER AND ASSOCIATES, INC. PROPERTY MANAGEMENT. IT CAN ALSO BE FAXED OR EMAILED TO YOU OR A PARENT OR LEGAL GUARDIAN. A BLANK COPY OF THE LEASE AGREEMENT (ONE THAT DOES NOT CONTAIN THE NAME OF THE OWNER, THE ADDRESS OF THE PROPERTY, THE AMOUNT OF RENT OR ANY ADDENDUMS) WILL BE AVAILABLE ONLINE. THE LEASE AGREEMENT IS A LEGAL DOCUMENT AND ONCE FULLY EXECUTED IS LEGALLY BINDING. IF THERE IS SOMETHING THAT YOU DO NOT UNDERSTAND ABOUT THE LEASE AGREEMENT TALK TO YOUR PARENTS AND/OR SEEK LEGAL CONSUL. THACKER AND ASSOCIATES, INC. DOES NOT GIVE LEGAL ADVICE.

THACKER AND ASSOCIATES, INC. IS THE AUTHORIZED RENTAL AGENT FOR THE OWNER OF THE PROPERTY YOU ARE RENTING. THACKER AND ASSOCIATES, INC. DOES NOT OWN THE PROPERTY. THE PROPERTY IS OWNED BY THE PERSON NAMED IN THE LEASE AGREEMENT. THACKER AND ASSOCIATES, INC. DOES NOT NECESSARILY MANAGE THE PROPERTY YOU ARE LEASING. IF SOMEONE OTHER THAN THACKER AND ASSOCIATES, INC. MANAGES THE PROPERTY YOU ARE RENTING YOU WILL BE INFORMED OF THAT AT THE TIME YOU SIGN THE LEASE AGREEMENT.

**The List of Student Rentals Available for Rent  
For  
The 2009-2010 School Year  
Will be published online at WWW.C21THACKER.COM  
On Friday, September 5 at 5:31 PM**

**An appointment to sign a lease agreement can be scheduled by TELEPHONE ONLY starting at 6:00 AM, Monday, September 8, 2008. The telephone number to call is 513-524-0606. Calls will be taken LIVE and in the order that they are received. Requests for an appointment from WALK-INS will not be taken until 7:00 AM. Between 6:00 AM & 6:59 AM requests made by TELEPHONE ONLY will be accepted. The telephone number to call is 513-524-0606. Please be ready to provide your name, the address of the rental property you are calling to schedule a signing appointment for, and your telephone or cell phone number. You will be called back in a few minutes to verify and set up the date and time of your appointment. PLEASE, ONLY ONE REQUEST PER TELEPHONE CALL.**

**This will be the seventh year Thacker and Associates, Inc. has used this system and it has served us well. Please remember that the current tenants have an opportunity to “renew” their lease agreements for another year. If, when you drop by a property to tour it, the current tenants tell you that they or someone else have already made an appointment to sign a lease for the next school year please ask for that persons name and then call the property manager at 513-524-0606 to verify that claim. If a property is listed as available online at 5:31 PM on Friday September 5, 2008 it is available. The signing appointment that you make “holds” the property you have scheduled an appointment for. Please do not make an appointment which you do not have any intentions of keeping. We at Thacker and Associates, Inc. Property Management take this process very seriously. If, at anytime, the requirements set forth in *The Leasing Policy For Student Rentals* are not met, Thacker and Associates, Inc. reserves the right to place the property back on the list of available properties without any further notice.**