

WAIAKEA LAGOON VIEW APARTMENTS (WLV)

50-A Maile Street # 33

Hilo, Hawaii 96720

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Contact Persons: Michael Bedsaul, resident manager – cell: (808) 960-3533

General Managers : George Noguchi (808) 630-0013 & Harry Kong (808) 840-9316

STUDENT HOUSING APPLICATION FOR FALL 2009

I, _____ (applicant) of _____
(Please type or print name) (your home address)

request to rent for:

City State Zip code

Note: Although WLV has no restrictions as to arrival and departure dates, WLV 's official rental period for fall 2009 is from August 16, 2009 to December 18, 2009[four months plus 3 days minimum contract: check out is 12 noon, December 19, 2009]. Additional rent for early arrivals before August 16, 2009 or stays beyond December 18, 2009 is set forth in Section X below.

II. Rent Options for the period 8/16 to 12/18/ 09 & payable by 7/3/09. Late fee of \$15.00 if paid after 7/8/09

A. Tenant selects the following option:

1. Option 1: One bed room unit

() single occupancy : **\$ 3,420.85** – [\$800 per month (\$3,200 plus 3 extra days (\$84) & \$136.85 - HI GE tax]

() double occupancy : **\$ 2,094.80** – [\$490 per month (\$ 1,960) plus 3 extra days (\$ 51) & \$83.80 HI GE tax]

2. Option No. 2: Two bedroom unit

() A private room: **\$2,780.22** [\$650 per month (\$2,600) plus 3 extra days (\$69) & \$111.22 HI GE tax]

() Double occupancy in one room [see rate above for 1 bed rm double occupancy]

B. Installment Payment Option. (see Sect. III B below for conditions). For those electing to pay by installments, the payment schedule is as follows:

1. One bed room unit

() single occupancy - **first payment due July 3, 2009**

\$ 920.84: [\$ 800 plus 3 extra days (\$84) & \$ 36.84 HI GE tax]

Second, third and fourth installment payment due dates & amounts via promissory note:

9/16/09 - **\$ 857.34:** [\$ 800 plus \$ 24.00 interest, & \$ 33.34 HI GE tax]

10/16/09- **\$ 849.34:**[\$ 800 plus \$ 16.00 interest & \$ 33.34 HI GE tax]

11/16/09 - **\$ 841.34:** [\$ 800 plus \$ 8.00 interest & \$ 33.34 HI GE tax]

() double occupancy - **first payment due July 3, 2009**

\$ 563.55 [\$490 plus 3 extra days (\$51 plus \$ 22.55 HI GE tax)]

Second, third and fourth installment payment due dates & amounts:

9/16/09 - **\$ 525.12:** [\$ 490, plus \$ 14.70 interest & \$ 20.42 HI GE tax]

10/16/09- **\$ 520.22:** [\$ 490 plus \$ 9.80 interest & \$ 20.42 HI GE tax]

11/16/09 - **\$ 515.32:** [\$ 490 plus \$ 4.90 interest & \$ 20.42 HI GE tax]

2. Two bed room unit

() A private room - **first payment due July 3, 2009**

\$ 748.96: [\$ 650 plus 3 extra days (\$ 69) & \$ 29.96 HI GE tax]

Second, third and fourth installment payment due dates & amounts:

9/16/09 - **\$ 696.59:** [\$650, plus \$ 19.50 interest & \$ 27.09 HI GE tax]

10/16/09- **\$ 690.09:** [\$650 plus \$ 13.00 interest & \$ 27.09 HI GE tax]

11/16/09 - **\$ 683.59:** [\$650 plus \$ 6.50 interest & \$ 27.09 HI GE tax]

() Double occupancy – Same as 1 br. Share above

Late fee of \$15.00 if first payment paid later than July 8, 2009

III. Terms and Conditions To Reserve Your Option.

A. For Applicants Who Intend To Pay In Full.

1. Applicant will submit \$300 together with this application and shall pay the rent per the option selected above on or before 7/03/ 09

B. For Applicants Who Intend To Pay By Installments:

1. Applicant will submit \$ 525 together with this application (\$ 500 as a security deposit and a non refundable fee of \$ 25 for the processing and the drafting of a promissory Note) together with the application.

2. The first installment payment per the option selected above in Section II B., will be due on or before 7/03/09.

a) Said Note will carry an interest rate of one percent per month.(12% per annum) commencing 8/16/ 09, and based on the balance owed after the first installment payment is made and shall be paid in 3 installments per the dates as stated in Section II B above. All payments subject to Hawaii General excise tax and fees for late payments.

IV. Reservations and Cancellations:

A. Consideration:

1. Applicant hereby tenders \$ 300.00 (or \$ 525 for students intending to pay by installments) payable to WLW along with this application to reserve a space. Generally, date of receipt determines priority in obtaining the option selected subject to timely rental payment by the deadlines noted herein.

Upon execution and receipt of the rental payment on or before 7/03/09, said deposit will be converted to a security deposit to cover damages and loss of personal property, cleaning expenses, failure to pay other charges that is attributed to applicant and cancellation fees.

B. Cancellations:

1. Applicant agrees that if he/she cancels a confirmed reservation for any reason, the deposit or portions of it shall become non refundable as follows:

a) \$ 50.00 if cancelled prior to July 3, 2009.

b) \$ 75.00 if cancelled for any reason after July 3, 2009.

c) Cancellation After The Commencement Date When the Term Begins:

(1) Within 10 days: one month's rent forfeited as and for liquidated damages.

(2) After 10 days: All rental deposits paid in (or amounts owed on a Note), shall be forfeited as and for liquidated damages (unless you find someone to assume your position, subject to WLW's approval of said tenant at their sole discretion).

V. Estimated Arrival Date and Departure (please insert your estimated time of arrival : _____). If you are arriving before or after August 16, 2009, please call 808-960-3533 (Michael) or Harry (808-840-9316 only after you get your baggage and meet us at curbside in approximately 7 to 10 minutes. UHH will provide transportation from the Hilo airport on August 16, 2009. If not, call us.

VI. Procedure as to assignment of Unit:

A. WLW has sole discretion to assign applicant (or transfer after assignment) to a particular unit. Applicant may request WLW for a transfer to another unit for good cause and subject to the availability.

VII. Rules and Regulations.

A. House Rules and Regulations will be issued to you upon arrival. Quiet hours are strictly enforced.

B. UHH Rules and Regulations concerning housing and student discipline including eviction procedures are also applicable to WLW residents. Each applicant is solely responsible to review these rules and regulations provided by UHH. WLW has complete authority to discipline any student for violation of any house rule including the right to evict. And acknowledges that the Hawaii Landlord tenant code as to eviction and termination and security deposits does not apply.

VIII. Transportation Between Apartment Complex and Campus and Shopping Center.

Transportation between the Apartment complex and UHH campus and to the shopping center where Wal Mart, Office Max, Ross, Macy, Sears and Safeway are provided by UHH and under UHH control as to scheduling. This service may be curtailed if UHH does not obtain qualified drivers from the UHH student body. If not, the County provides free HELE On bus service on a limited basis. Schedule and routes are found on line.

IX. What is Included and Excluded in Rent:

A. Units include, a full size refrigerator, a gas or electric range, a micro wave oven, dishes, pots, pans, basic utensils, twin bed (a double bed request is subject to availability on a first come first serve basis), chest of drawers, futon sofa love seat (or equivalent furniture), dining table and chairs, study desk, with chair, a ceiling fan, and other misc. items that may differ in each unit such as book cases, TV stand, end tables, lamps and microwave stands.

B. **Each unit has standard cable TV (78 channels) and fast road runner Internet connections available.** Applicant must furnish own TV and/or computer (TV sets are available for rent for \$35 per semester (used) or \$60 if a new TV need to be purchased if all used TV sets are rented.

C. **Utilities (except telephone) are included, however,** electric charges is covered up to a maximum of.\$50.00 per month for 1 bed room units that have gas ranges and \$60 for units with electric ranges (Wailoa only) and for all 2 bed room units. 2 bed room units in Wailoa will have a \$70.00 maximum. Since cooking is done mostly by gas and heated water by gas and solar power, most units go below \$50.00 per month for electric charges. However, fuel surcharges due to high gas prices have caused electricity costs to recently go above \$50.00. Pro-rata charges will be assessed for 2 or more occupants.

D. Applicant will have to provide their own linen, towels, pillow, soap, paper towels, toilet tissue, & cleaning products.

E. Telephone hook up is tenant's responsibility.

F. Laundry service (There are coin operated washers and dryers available).

X. Other rental Options

An Applicant who elects to come before August 16, 2009 or departs after December 18, 2009, shall pay the following rate per night:

- | | |
|------------------------------------|-----------------------------------|
| A. Option No. 1: One bedroom unit. | B. Option No. 2: Two bedroom unit |
| * single occupancy - \$ 28.00 | * a private room. - \$23.00 |
| * double occupancy - \$ 17.00 | * two sharing one room - \$17.00 |

The undersigned hereby agree to the terms stated herein.

_____ Dated: _____
(Your signature here or parents signature if under 18 years old)

(Print Name)_____ () UHH student. () HCC student

Address:_____ Social Security/Passport no. _____

Tel: (_____) _____ E-Mail: _____ [please print clearly]

Name of person to call instead case of emergency: _____ Tel: _____

(Relationship) _____

Information If you are seeking to share a room or unit with someone (To determine roommate compatibility)

Sex: [] male [] female

[] I have my own roommate(s) The name(s) is/.are as follows: _____

Age: _____ Major(s): _____ [] Freshman: [] Sophomore: [] Jr. [] Sr. [] grad [] other

[] do not smoke [] does smoke (note: we do not allow smoking in the apartments)

[] do not drink alcoholic beverages. [] does drink alcoholic beverages