

WAIAKEA LAGOON VIEW APARTMENTS (WLV)

50 Maile St., #A-33, Hilo, Hawaii 96720

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Contact Person: Harry Kong, Resident Manager cell: (808) 840-9316
Marilynn Nakata, Office Manager office: (808) 969-7160 Monday to Friday

STUDENT HOUSING APPLICATION FOR FALL 2018

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 2018 is from August 13, 2018 to December 14, 2018 [four months plus 2 days minimum contract. Check out is before 12 noon, December 15, 2018]. Additional rent for early arrivals before August 13, 2018 or stays beyond December 14, 2018 is set forth in Section X below.

II. Rent Options for the period 8/13/18 to 12/14/18 & payable by 7/1/18. Late fee of \$15.00 if paid after 7/6/18.

A. Tenant selects the following option:

1. Option 1: One Bedroom Unit *(Rent shown includes Hawaii's General Excise Tax)*
 - single occupancy: **\$3,334.67** – [\$820.00 per month (\$3,280.00) plus 2 days (\$54.67)]
 - double occupancy*: **\$1,728.33** – [\$425.00 per month (\$1,700.00) plus 2 days (\$28.33)]
2. Option 2: Two Bedroom Unit **
 - A private bedroom: **\$2,521.33** – [\$620.00 per month (\$2,480.00) plus 2 days (\$41.33)]
 - double occupancy in one bedroom [See rate above for 1 bedroom, double occupancy]

**Double occupancy is available only if you have a preferred roommate (please list on last page) to share the bedroom.*

***For the two bedroom unit, these options are only available if at least one other person rents the other bedroom.*

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

1. One Bedroom Unit

- Single occupancy – **first payment due July 1, 2018**
\$874.67: [\$820.00 plus 2 days (\$54.67)]

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

9/13/18	\$844.60: [\$820.00 plus \$24.60 interest]
10/13/18	\$836.40: [\$820.00 plus \$16.40 interest]
11/13/18	\$828.20: [\$820.00 plus \$8.20 interest]

- Double occupancy* – **first payment due July 1, 2018**
\$453.33: [\$425.00 plus 2 days (\$28.33)]

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

9/13/18	\$437.75: [\$425.00 plus \$12.75 interest]
10/13/18	\$433.50: [\$425.00 plus \$8.50 interest]
11/13/18	\$429.25: [\$425.00 plus \$4.25 interest]

2. Two Bedroom Unit **

- A private room – **first payment due July 1, 2018**
\$661.33: [\$620.00 plus 2 days (\$41.33)]

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

9/13/18	\$638.60: [\$620.00 plus \$18.60 interest]
10/13/18	\$632.40: [\$620.00 plus \$12.40 interest]
11/13/18	\$626.20: [\$620.00 plus \$6.20 interest]

- Double occupancy* – Same as One bedroom unit, double occupancy, shown above.

Late fee of \$15.00 if the first payment is paid after July 6, 2018

III. Terms and Conditions To Reserve Your Option.

A. For Applicants Who Intend to Pay In Full.

1. Applicant will **submit \$300.00 together with this application and shall pay the rent per the option selected above on or before 7/1/18 to our office.**

B. For Applicants Who Intend To Pay By Installments:

1. Applicant will **submit \$525.00 together with this application and (\$500.00 as a security deposit and a non-refundable fee of \$25.00 for the processing and drafting of a Promissory Note) to our office, each time it is needed.**
2. **The first installment payment per the option selected above in Section II B., will be due on or before 7/1/18.**
 - a) Said Note will carry an interest rate of one percent per month (12% per annum) commencing 8/13/18, 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 \$525.00 for students intending to pay by installments)** payable to WLV **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 7/1/18, said deposit will be converted to a security deposit to cover damages and loss of personal property, cleaning expenses, and 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 1, 2018.
 - b) **\$75.00** if cancelled for any reason after July 1, 2018.
 - 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 become forfeited as and for liquidated damages (unless you find someone to assume your position, subject to WLV's approval of said tenant at their sole discretion).

V. Estimated Arrival Date and Departure:

 Please insert your estimated date and time of arrival: _____.

If you are arriving before or after August 13, 2018 and need a ride from Hilo Airport, please call Harry at (808) 840-9316 or Marilyn at (808) 937-9260 only after you get your baggage and meet us curbside in approximately 7 to 10 minutes. (This is a one-time courtesy ride that the Landlord provides for our new student tenants.) Please let us know in advance and call us for the one time courtesy ride to our location for our new student tenants on the day you arrive after you have your luggage.

VI. Procedure as to Assignment of Unit:

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

VII. Rules and Regulations.

- A. House Rules and Regulations will be issued to you upon arrival or *see our website at www.wlvapartments.com*. Quiet hours are strictly enforced.
- B. UHH Rules and Regulations concerning housing and student discipline including eviction procedures are also applicable to WLV residents. Each applicant is solely responsible to review these rules and regulations provided by UHH. WLV 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, Campus and Shopping Center.

The Hawai'i County currently provides a discounted bus fare of \$1.00 for HELE ON bus service for students with a valid student ID, seniors age 60 and over with a valid ID, and disabled people with

a Disability Bus Pass. It is free for children under 5 years of age. It is \$2.00 for all others. Bus schedules and routes can be found on-line at www.heleonbus.org. (There is also a bus [Keaukaha route] that travels to and from Hilo Airport. The website also has information on the County's subsidized Shared Ride Taxi Program. Taxi coupons can be purchased by mail or in person from the Hawai'i County's Mass Transit Agency. Please check their website for more information.

IX. What is Included and Excluded in Rent.

- A. **Tenant is responsible for setting up and paying for their own telephone, cable TV and Internet services.** Used TV sets are available for rent for \$10.00 per month or \$35.00 per semester, subject to availability.
- B. Units include, a full size refrigerator, a gas or electric range, a microwave 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 miscellaneous items that may differ in each unit such as book cases, TV stand, end tables, lamps and microwave stands.
- C. **Utilities (except telephone) are included, however, electricity charges is covered up to a maximum of \$50.00 per month for 1 bedroom units that have gas ranges and \$60.00 for units with electric ranges (in Wailoa only) and for all 2 bedroom units. 2 bedroom units in Wailoa with electric ranges will have a \$70.00 maximum.** Since cooking is done mostly by gas and heated water by gas and solar power, one-fourth to one-third of the units go below the amount we pay for electric charges. Pro-rata charges will be assessed for 2 or more occupants. (A copy of the electric bill will be provided when the tenant goes over the maximum allowed.)
- D. Applicant will have to provide own linens, towels, pillow, soap, paper towels, toilet tissue, & cleaning supplies.
- E. Telephone hook-up, basic cable TV services and internet access is the tenant's responsibility.
- F. Laundry service (there are coin operated washers and dryers available on-site).

X. Other Rental Options.

An Applicant who elects to come before August 13, 2018 or departs after December 14, 2018, shall pay the rate per night:

<p>A. Option No. 1: One Bedroom Unit</p> <p>*single occupancy \$28.00</p> <p>*double occupancy (two sharing one bedroom) \$14.50</p>	<p>B. Option No. 2: Two Bedroom Unit</p> <p>*a private room \$21.00</p> <p>*double occupancy \$14.50</p>
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The undersigned hereby agrees to the terms stated herein.

_____ Dated: _____
 (Your signature here or parent's signature if under 18 years old)

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

Address: _____ Social Security/Passport No. _____

_____ () Male () Female

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

Name of person(s) to call in case of emergency: _____ Tel: _____

Relationship of Emergency Contact: _____

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 [] Junior [] Senior [] 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