

WAIAKEA LAGOON VIEW APARTMENTS (WLV)

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

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STUDENT HOUSING APPLICATION FOR SPRING 2026

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

request to rent for:

(address continued)

Note: Although WLV has no restrictions as to arrival and departure dates, WLV's official rental period for Spring 2026 is from January 3, 2026 to May 9, 2026 [four months plus 6 days minimum contract]. Check out is before 12 noon, May 10, 2026]. Additional rent for early arrivals before January 3, 2026 or stays beyond May 9, 2026 is set forth in Section X below.

II. Rent Options for the period 1/3/2026 to 5/9/26 & payable by 12/1/25. Late fee of \$15.00 if paid after 12/6/25 or \$25.00 if paid after 12/15/25.

A. Tenant selects the following option:

1. Option 1: One Bedroom Unit (Rent shown includes Hawaii's General Excise Tax)
☐ single occupancy: **\$4,284.00** – [\$1,020.00 per month (\$4,080.00) + 6 days (\$204.00)]
☐ double occupancy*: **\$2,612.00** – [\$620.00 per month (\$2,480.00) + 6 days (\$132.00)]
2. Option 2: Two Bedroom Unit **
☐ A private bedroom: **\$3,468.00** – [\$825.00 per month (\$3,300.00) + 6 days (\$168.00)]
☐ 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.) Processing fee of \$30.00. For those electing to pay by installments, the payment schedule is as follows:

1. One Bedroom Unit

- ☐ Single occupancy – **first payment due December 1, 2025**

\$1,085.25: [\$1,071 + \$14.25 interest]

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

2/3/26 **\$1,085.25:** [\$1,071.00 plus \$14.25 interest]

3/3/26 **\$1,085.25:** [\$1,071.00 plus \$14.25 interest]

4/3/26 **\$1,085.25:** [\$1,071.00 plus \$14.25 interest]

- ☐ Double occupancy* – **first payment due December 1, 2025**

\$661.70 [\$653.00) + \$8.70 interest]

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

2/3/26 **\$661.70:** [\$653.00 plus \$8.70 interest]

3/3/26 **\$661.70:** [\$653.00 plus \$8.70 interest]

4/3/26 **\$661.70:** [\$653.00 plus \$8.70 interest]

2. Two Bedroom Unit **

- ☐ A private room – **first payment due December 1, 2025**

\$878.55: [\$867.00 + \$11.55 interest]

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

2/3/26 **\$878.55:** [\$867.00 plus \$11.55 interest]

3/3/26 **\$878.55:** [\$867.00 plus \$11.55 interest]

4/3/26 **\$878.55:** [\$867.00 plus \$11.55 interest]

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

Late fee of \$15.00 if the first payment is paid after December 6, 2025, late fee of \$25.00 if received after December 15, 2025.

III. Terms and Conditions To Reserve Your Option.

A. For Applicants Who Intend to Pay In Full.

1. Applicant will **submit \$500.00 together with this application and shall pay the rent per the option selected above on or before 12/1/25 to our office.**

B. For Applicants Who Intend To Pay By Installments:

1. Applicant will **submit \$730.00 together with this application and (\$700.00 as a security deposit and a non-refundable fee of \$30.00 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 12/1/25.**
 - a) Said Note will carry an interest rate of approximately 4% annually (4% APR) commencing 1/3/26, based on total lease amount broken down into 4 equal installments and shall be paid per the dates as stated in Section II B above. All payments subject to fees for late payments.

IV. Reservations and Cancellations.

A. Consideration:

1. Applicant hereby tenders **\$500.00 (or \$730.00 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 12/1/25, 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) **\$100.00** if cancelled prior to December 1, 2025.
 - b) **\$150.00** if cancelled for any reason after December 1, 2025.
 - 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: _____ . Buses, taxis, and Uber services are available at Hilo Airport.

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.

Hawaii'i County currently provides free bus service until December 31, 2025. 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. There is a \$1.00 per piece fee for luggage.) 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 Hawaii'i County's Mass Transit Agency. Please check their website for more

information. Uber and Lyft services are available in Hilo and they do pick up customers at the local airports.

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.**
- 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 and \$60.00 for all 2 bedroom units.** Since cooking is done mostly by gas and heated water by gas and solar power, approximately one-sixth 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 January 3, 2026 or departs after May 9, 2026, shall pay the rate per night:

A. Option No. 1: One Bedroom Unit	B. Option No. 2: Two Bedroom Unit
*single occupancy \$34.00	*a private room \$28.00
*double occupancy (two sharing one bedroom) \$22.00	*double occupancy \$22.00

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: _____ Passport No. _____

_____ Country: _____

☐ Male ☐ Female

Tel: (____) _____ E-mail: _____

Name of person 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)

- ☐ Freshman ☐ Sophomore ☐ Junior ☐ Senior ☐ Grad. ☐ Other ☐ male ☐ female
- ☐ does not smoke ☐ does smoke **(NOTE: we do not allow smoking in the apartments)**
- ☐ does not drink alcoholic beverages ☐ does drink alcoholic beverages
- ☐ I have my own roommate. Name: _____ Age: _____