



www.awandsons.com

309 East Beaver Avenue
State College PA 16801

Phone: (814) 237-0363
Fax: (814) 237-1232

Dear Prospective Resident:

Thank you for your inquiry about our apartments. Please review this letter carefully as it contains all the information you will need to place your name on our Reservation List. Our 2010-2011 rental season starts at 8:30 AM, Thursday, October 1, 2009.

During rental season, A.W. & Sons is open Monday through Friday, 8:30 AM to 6 PM and Saturdays from 11 AM to 4 PM. Beginning October 1, we will show model apartments 10 AM to 6 PM, Monday through Friday and Saturdays from 11 AM to 4 PM.

A.W. & Sons owns and manages **Alexander Court, Beaver Hill, Cedarbrook, Garner Court, and The Diplomat**. All of our buildings are centrally located in downtown State College, just one block from the center of Penn State University Park Campus; close to restaurants, theaters, shops, and the hottest nightspots around. You will, without a doubt, have the best location in the area! You will enjoy living Downtown.....

Our rates start as low as \$373 per month, per person and **include ALL UTILITIES** (except internet and telephone). A.W. & Sons provides your heat, air conditioning, electric, hot water, trash, and even expanded cable service including HBO and Showtime. You only need to write one check each month! For your convenience, we offer 23 laundry facilities, 7 study lounges, a bicycle storage room, 24 hour "WE CARE" maintenance, an on-site fitness room, and 4 computer labs, with wireless access.

If you, one of your roommates, or your parents cannot visit us in person, please visit our website at www.awandsons.com. We offer free roommate/sublet postings on our site, just click on the classifieds button!

RESERVATION LIST INFORMATION

Our current residents are always given the opportunity to renew their lease with us. In the meantime, we will be accepting applications, knowing that not all of our residents will need to renew. On Wednesday, December 2, we will assign the available apartments to those on our Reservation List on a first-come, first-served basis. The **higher** your name is on our Reservation List, the **better** your odds are to obtain an apartment of your choice.

This letter contains information on how to complete an application, which will automatically place you on the Reservation List.

If you wish to lease an apartment with A.W. & Sons, please do the following:

- A. Each roommate must complete and sign an "Application & Binding Offer to Lease." After "I hereby apply to rent an apartment as described below," please list your choice(s). **Please call or stop in the A.W. & Sons office when filling out your choices; we will help you with the details.** All roommates must complete this section with the same description of choices.

A.W. & Sons requires a co-signer for each resident, therefore the Guarantor information on the "Application & Binding Offer to Lease" MUST be completed.

- B. A.W. & Sons requires a \$25.00 Application Fee and signed Application Fee Disclosure with each "Application & Binding Offer to Lease." This fee is processed on the date in which it is received. If your Application is accepted you will receive a voucher in the amount of \$25.00 to submit with any rental payment made by December 31, 2010.

- C. A separate post dated security deposit payment, equal to one month's rent, is required with each application. This payment should be dated for December 2, 2009. The security deposit will not be processed prior to December 2, 2009. However, if on December 2, we have an apartment you requested available, we will accept your "Application & Binding Offer to Lease", process, and apply your security deposit to the apartment assigned.
- D. Mail or drop off the completed "Application & Binding Offer to Lease" along with your \$25.00 Application fee, Application Fee Disclosure and post dated Security Deposit. (The fees must be paid separately.)

For your convenience, we accept checks, money orders, Visa, MasterCard, Discover and American Express. If you wish to use a credit or debit card, please provide the type of card, the name appearing on the card, the billing address for the card, the card number, and expiration date.

NOTE: If all paperwork and deposits are not received within 10 days of the first applicant in your group, A.W. & Sons reserves the right to move you from your current position on the Reservation List to the end of the list.

Parking at A.W. & Sons is by permit only. Parking is \$90.00 per month. To reserve a parking space, we require, along with a Parking Application, an advance payment of \$180.00, which will be applied to the first and last month's parking rent. Parking leases coincide with your 12 month apartment lease. ***Parking is limited and is assigned on a first-come, first-served basis to those who have submitted their required application and prepayment. Parking sells out without prior notice.***

We understand your personal circumstances could change between now and December 1, 2009 so on, or prior to that date, you may cancel off the Reservation List and we will void your application and give back your post-dated payment. The Application Fee you paid will be forfeited to A.W. & Sons. Please understand that it will be your responsibility to notify us ***in writing*** if you want your name removed from our Reservation List. If you are still on our Reservation List and we have the type of apartment you requested, we will automatically assign an apartment to you and your roommates. At that time, the Application & Binding Offer to Lease legally binds you to an apartment you requested. Once we have assigned our apartments, we will make a notification call to one of the residents in your group to advise them of the status of their application. Please allow us to contact you. In the past, incoming calls have affected our ability to make the required outgoing notification calls.

If you have any questions regarding our apartments, please feel free to telephone or visit our office. Our local phone number is (814) 237-0363. If you are calling from out of town, you may use our toll free number (800) 326-9687. We look forward to being of service to you and remember you can live anywhere, but ...

YOU'VE GOT TO LIVE DOWNTOWN!

Sincerely,



Leo P. DeLorenzo
General Manager