



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. We will start distributing and accepting applications when our office opens on Friday, October 1, 2010. To assist you with your selection, model apartments and rate information will be available starting Monday, September 27, 2010.

During rental season, A.W. & Sons is open Monday through Friday, 8:30 AM to 6 PM. Beginning September 27, 2010, we will show model apartments 10 AM to 6 PM, Monday through Friday, and Saturday, October 2, 9, and 16 from 11 AM until 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 \$390 per month, per person and **include ALL UTILITIES** (except internet and telephone). A.W. & Sons furnished apartments include 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 laundry facilities, study lounges, 24 hour "WE CARE" maintenance, an on-site fitness room, and 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 have been given until 5 PM Wednesday, December 1, 2010, to renew their lease. In the meantime, we will be accepting applications, knowing that not all of our residents will need to renew. Immediately after the renewal deadline has passed, 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 stop in or call 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 one-time credit in the amount of \$25 to be used with any rental payment made by the December installment.
- 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 1, 2010. The security deposit will not be processed prior to December 1, 2010. However, if on December 1, 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. Drop off or mail the completed "Application & Binding Offer to Lease" along with your \$25.00 Application fee, Application Fee Disclosure and post dated Security Deposit. (The application fee must be paid separately.)

For your convenience, we accept cash, 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, the security code, 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 the term of your 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, 2010 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 by 5 PM on December 1, 2010 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 the applications. 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