



Hello [Resident First Name],

WELCOME to The Renaissance!

Thank you for choosing our community as your home away from home.

To make Move-In Day as stress-free as possible, we ask that you take a few moments to read through this information provided carefully and completely. We believe you will be able to find any and all pertinent information for your move-in day but if you have more specific questions or concerns, please feel free to contact our office at 912.681.6765 or leasing.renaissance@pepprop.com.

To learn more about living at The Renaissance, please go to www.renaissancestatesboro.com/move-in-day-info. Here you will find a general information sheet, unit and furniture measurements, FAQs, packing list, tips from our maintenance team and other helpful information.

Don't forget if you haven't completed your Move-in Checklist or made your first rent installment payment, you won't be able "fast pass" through line on Move- In Day! More information on these items is provided below.

LEASE INFORMATION

- Resident Name: [resident full name]
- Lease Start Date: [lease begin date]
- Mailing Address: [resident address] [note if building addresses are different - this is a merge field and may not populate correctly]
- Balance Due: [balance due]

UNIT ASSIGNMENT

Your apartment number is: *UNIT_NUMBER*

MOVE IN DAY

- Move-In Day is 8/8/21.
- Signage and/or staff signs will direct you where to go when you arrive to the community.
- Please make sure to bring a government issued photo id for proof of identity.
- Please review the schedule below to confirm what time you can move in.

Buildings 1 & 9	9:00 a.m.
Buildings 2 & 7	9:30 a.m.
Buildings 4 & 10	10:00 a.m.
Buildings 5 & 3	10:30 a.m.
Buildings 8 & 6	11:00 a.m.

IMPORTANT INFORMATION

- Please go to the **ResidentPortal** to complete your Move-in Checklist.
- Payment: Your first month's rent installment is due July 15th as stated in your lease. Payments can be made online through the **ResidentPortal** at www.renaissancestatesboro.com.
- Keys: Residents will be provided with ONE set of keys upon arrival. Copies for friends and family will not be made in our office. Friends and family may NOT pick up keys for you – no prior arrangements may be made. Keys may be

picked up by the leaseholder ONLY. Please do not ask otherwise, as your request will be denied. Conventional/joint lease keys will not be held for roommate(s) moving in at a different time.

- **Cancellation:** The lease agreement is a binding contract. By signing the lease agreement, the lessee has agreed that there are no circumstances (including but not limited to: school transfer, dropping out of school, job transfer, change in apartment preference, change in financial situation, etc.) that would allow lessee to breach the contract by not moving into the complex. If lessee fails to move in, the lessee acknowledges he/she is still responsible for the rent payment for the term of this lease.
- **Pets:**
 - If you are bringing a pet, please note that we must have all documentation filled out by you, your roommates and the \$250 non-refundable Pet Fee paid prior to move-in. You will also have to pay \$25 monthly pet rent.
 - You will not be able to register a pet on move-in day, please do so beforehand.
 - Pets are not permitted on property until all the proper documentation has been received. It is your responsibility to ensure all your roommates have signed the documentation permitting you to have the pet in your apartment. All roommates must sign off in agreement, or the pet will not be allowed on property.
- **Pet Screening:** To help ensure all our residents understand our pet and animal-related policies, we require **all residents** (regardless of whether you are bringing an animal with you or not) to complete a third-party screening and review process. This process ensures we have formalized pet and animal-related policy acknowledgments and accurate pet / animal records. There is a nominal fee for a household pet screening Pet Profile. This is a separate charge from the rental application fee. There is no (\$0) charge for an assistance animal accommodation request and no (\$0) charge for a 'No Pet / Animal' profile. Please visit [Insert Pet Screening URL] to get started.
- **Utilities:** Conservice manages the electric account for your unit. They will split your electric and gas bills between you and your roommates and apply the charge for your portion to your account monthly. You can make your payment on **ResidentPortal**.
- **Packages:** No packages or luggage can be shipped to the office prior to your move-in date. These packages will be refused and returned to sender.

ROOMMATES

Roommate details will be sent out under separate email [if bulk unit notification already sent]

Below you will find your future roommate(s) information. Please note that we tried our best to accommodate your roommate preferences but be aware that they were preferences and were not guaranteed. Placements are final if you have any questions feel free contact the office by email [email address]

[STUDENT_ROOMMATES_WITH_CONTACT_DETAILS_WITHOUT_LEASE_DATES]

Please keep in mind, if doing roommate matching, some residents may have already been residing in the apartment, they will already have belongings in the common areas and the common area will appear lived in.

ACKNOWLEDGEMENT OF RECIEPT

By receiving this document, I understand and acknowledge the following:

- The lease contract is for the unit and bedroom assigned to you at move-in. Your liability is based on your unit and bedroom assignment for rental installment payments and any damage charges that may occur. If you and your roommates agree to switching bedrooms, you must notify management and sign a new lease for the change to be valid.
- I will receive a Move-In Room Inspection via email/online on move-in day. I understand it is my responsibility to complete this form within 72 hours. After 72 hours, the checklist will expire, and the room will be accepted "AS IS."
- I have received my Mailbox Key (\$10), Bedroom Key (\$25), Front Door Key (\$25), Clubhouse Fob (\$50), and Parking Decal (\$25). If I lose any of these keys or parking decal, there will be a replacement fee as listed above. I understand it is against the lease agreement for me to allow anyone access to these items. I am responsible for returning all keys and parking decal that I was issued at the end of my leasing term. Failure to do so will result in a fee per item.

- If I have a car, I have received my parking sticker (\$25). If I do not place my parking sticker on my windshield in visible site, I understand I will be immediately towed if I try and park on the premises.
- If I misplace my key(s) during office hours, I understand that The Renaissance Staff will complete a lockout at no charge if I present them with a valid photo ID and/or verification of residence in the apartment that I am requesting to enter.
- If I misplace my key(s) when the office is closed, I understand that I can call main office line at 912-681.6765 and a member of Property staff will complete a lockout. I understand that I will still need to present them with a valid photo ID and/or verification of residence in the apartment that I am requesting to enter. I understand that a \$50 lockout charge will be placed on my account outside of office hours.
- The Owner and Management do not insure my personal belongings or damage to my unit. I understand it is in my best interest to obtain renter's insurance. I affirm that I will, in all respect, comply with the terms and provisions of the Contract.
- I acknowledge that it is my responsibility to inform The Renaissance when my contact info changes. Failure to do so may lead to delayed messages and/or fines due to not receiving messages in a timely manner.

Our property team is here to help and support you during your time at The Renaissance. Never hesitate to call or stop by the office with any questions or just to say "Hi"!

