

Hello Future Tenants!

- This information is to help you and your parents make renting from us as easy as possible. Let us introduce ourselves; we are NOT a huge corporate rental company. We are a small family business, run primarily by a husband and wife team (Ed and Mary Strong)...and yes, you will get to know us on a first name basis. We wear many hats. We are the office managers, the maintenance department, and the “get it done” people for any need of the rentals. We are also parents with our own college aged children. We want your stay with us to be a good one. Please call our office with any questions or problems (724-463-7222). Thank you!

Important items to know:

- Parking spots at some locations are limited and sold on a first come, first serve basis. Parking cost varies depending on which unit you rent. For spots which have a fee, we sell the spots to our tenants for \$300 per person/per spot for the full year (sorry- we do not sell per semester). We sell spots to non-tenants for \$400. It will be your private spot where you can park hassle free 24/7. If you want to buy a parking spot, please let us know at your lease signing so we can reserve it for you. We would like to have payment in full by July 1st. If you need a later payment date, please contact us and we will work with you as long as it is paid in full by the time you move in. Payment can be: check, money order, Visa, MasterCard or Discover.
- Furniture: We provide basic furniture in our rentals which includes: Bedroom: a single bed and dresser, Dining room: dinette set, Living room: couch or loveseat, chair. You are welcome to use what we provide or bring your own. We would like to know by July 1st if you want anything of ours removed. If we don't hear from you, we will assume you are using all we provide and leave it there. Please note: We DO NOT provide desks & chairs. Please plan on bringing your own desk and chair. If you are in a bind, let us know during your lease signing. We have a few desks (sorry- no chairs) that we may be able to lend you. We are sorry but we do not have enough for everyone so this is not a guaranteed furniture item.
- Payments: Payments for Fall are due in full by September 14th. Payments for Spring are due in full by Feb. 4th. We do not send out payment slips or reminders. Please write these dates on your calendars. Late fees are applied if you miss your payment date. If you are on a loan and you think your loan may be late, get a “verification form” about your loan from the IUP loan office and mail it to us BEFORE the payment due date so we know your payment is on the way and you are not charged late fees. Payment can be: check, money order, Visa, MasterCard or Discover.
- Mail your payments or request a “Rent Pick Up”. We do not have an office on campus. We operate out of a home office on the outskirts of Indiana; therefore, we ask you to either mail your payments to the office or call the office and we will schedule someone to stop by and pick up your rent. Make checks payable to: Strong's Student Rentals Office Mailing address: 442 Kimmel Road Home, PA 15747 724-463-7222.
- No Pets! We are strict about this rule. We love them...but not in our rentals! You will be fined-so don't do it.
- Our WEBSITES: <http://www.strongstudentrentals.com>

- Pretty much anything you need to know from moving in, what I need to bring, to moving out is found on our webpage. Please check it out.
- Don't sign if you think you are going to back out! Once the lease and co-signer papers are signed, you and your co-signers are 100% responsible for the full term of the lease.
- If at any time you decide you want out of the lease, YOU must find your replacement. It is NOT our responsibility to replace you. We advise that you work with your roommates in finding a replacement immediately. If you do not replace yourself, you will be held accountable for full payment, even if you do not live there.
- Move In Early/Furniture Storage:
 - If the house/apartment is ready, we have no problem permitting you to move in early. The early move in fee is \$40/per person/per day. Contact our office in July to schedule your early move in requests.
- Furniture Storage: If you renew the lease for your house/apt. for the following year, you are welcome to store your furniture/personal belongings over the summer break. Please know that summer storage is at your own risk and we are not responsible for any theft or damages.
- Internet:
 - Internet/cable set up is done by the tenants. We advise that you contact the cable company now and make an appointment for the day you move in as everyone calls when they get to IUP. Comcast: 1-800-266-2278.
- Review the "Move In Questions & Answers" information and print off the "Move In Day Packet" both found on our website. This information will provide you with some forms that need filled out and returned to us when you move in (key form, damage form, etc...).

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