

2025-2026 Rental Application for Lower College Road Realty, LLC

1. A government ID with photo such as a license or passport and a URI ID
2. A credit report that is no more than 30 days old from the time of application, must be included with this application. Credit reports may be obtained online, free once a year.
3. A copy of a Notarized application with signatures of the tenant and responsible party for payment.
4. A security deposit that will be returned if application for rental is refused.

**Mail to Frances Alexakos, Ph.D. c/o Lower College Road Realty, LLC
249 Woodruff Avenue, Wakefield, RI 02879
Call (401) 474-6560 or mail alexakos249@gmail.com**

Rent:

Price for the 2025-2026 academic year is \$12,050. All checks must be post dated for the 1st of the month & sent by August 18, for the upcoming school year. The lease is from September 7 (2 days prior to classes beginning) to May 15. Monthly checks must be made out in advance, post-dated for the first of the month and given to Dr. Alexakos who will deposit them on said month. All basic utility bills are included in the rent.

Frances Alexakos, Ph.D., 249 Woodruff Avenue, Wakefield, RI 02879

Academic Year Rate:

\$12,050 for the two semesters or \$6,023 per semester or \$1,338.90 per month for nine months

Academic Year Security deposit of \$1,200

Academic Year Parking Permit Fee of \$275 and two (2) photos (License and URI ID)

Includes all utilities, washer and dryer; furnished

Summer Rate (Students Only):

Summer rate is \$1,050 per month, single occupancy, from May 15 – September 1. All post dated checks or cash must be paid for the Summer Rental before keys are issued.

Summer Security deposit of \$600 submitted with application. Security deposit will be returned if application is not accepted. Deductions from the security deposit will be made if needed for cleaning, debris, and damages

Summer Parking Permit Fee of \$150 and two (2) photos (License & URI ID)

Includes all utilities, washer and dryer; furnished

Acceptance of this application shall not constitute a completed agreement, **and no landlord-tenancy relationship has been created to rent the premises until a lease has been executed by both parties & the 1st & last month paid unless special arrangements have been made w/ Dr. Alexakos.**

If the applicant(s) shall refuse to sign the lease for any reason, or shall decide not to rent the house for any reason, it is understood and agreed that the rental deposit shall be forfeited to the Landlord as rent in consideration for the Landlord's excess costs and the withholding of the house from the market on behalf of the applicant(s).

It is further understood and agreed that no more than one person will be permitted to occupy the room. Occupancy by any person for seven or more days (not necessarily consecutive) without the written permission of the Landlord shall be considered permanent and would constitute a breach of contract.

It is further understood that waterbeds, pets of any kind and smoking are prohibited.

A rental deposit of \$1,200 equal to a security deposit is being made with the Semester Rental Application.

A rental deposit of \$600 equal to a security deposit is being made with the Summer Rental Application

This deposit shall be applied to a security deposit if a lease is executed by the applicant(s) and the Landlord. If this application is denied by the Landlord, the deposit shall be returned to the applicant(s).

If this application is accepted, at the signing of the Lease the applicant(s) will pay per semester. **The tenant agrees that once a month an inspection of the property will be done for cleanliness.** \$300 dollars will be charged to the tenants divided equally if the apartment is not clean per month.

Security deposit _____ paid date _____ Check # _____

AMOUNT DUE on at the signing of the lease (first semester and last month)

\$ _____ date Check # _____

Security/cleaning deposit (one month's rent): An accounting of cleaning and repair costs deducted from the security deposit and the balance will be mailed within four (4) weeks of termination of tenancy, tenant must include a mailing address and delivery instructions.

