

Mecca Management

2027-2028 Renewal Information

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Mecca Management

2027-2028 Renewal Information

1. Introduction

On behalf of our entire team here at Mecca Management, it has been our absolute pleasure to care for your off-campus living thus far! Believe it or not, the 2027-2028 rental season is beginning. Calls and emails from prospective tenants are already pouring in, so it's time to decide if you want to stay in your unit for an additional year.

We know this request comes early, but thousands of students are already looking to secure housing for next year. If you think back to your housing search, you should recall making inquiries as early as September, and most of you even secured a lease before October.

We must move quickly to rent to the students looking this early. With more housing options than ever in the off-campus area, it is critical for us to begin renting as soon as possible.

2. Renewal Deadlines and Notices

The deadline to decide on your renewal is **Saturday, October 31, 2026, at 5:00 PM.**

We will begin leasing for the 2027-2028 term on **Wednesday, November 4 at 8:00 AM.**

If one or more current tenants want to renew for next year, send an email to renewals@meccabg.com with the following:

- **Cc:** All roommates
- **Email Subject:** [Enter Your Unit Address] is Renewing for 2027-2028
- **Email Body:** A clear statement of your intent to renew for the next term. Write one list with the names of any renewing tenants and one list with the names of any tenants not renewing. If all current tenants are renewing, skip the list and simply say that all current tenants are renewing. For units that are changing tenants, please state if the deposit will stay with the unit.

3. Why Renew?

3.1. Saving Time, Money, and Hassle

Renewing your lease is easy, convenient, and simplifies your already complicated student life. Some key benefits include:

- Renewing tenants save a significant amount of time and money on moving costs, including those associated with storing property between leases.
- Renewing tenants don't need to set up multiple utility accounts for a new address, all while

worrying about new maintenance concerns.

- Renewing tenants don't need to deal with the stress of coordinating large groups to decide on a new house or apartment.

4. Important Information for Renewing Tenants

4.1. The Renewed Lease Term

If you choose to renew, your 2027-2028 lease term will begin on **July 25, 2027**, and end on **July 22, 2028**. You are not required to move out at any point between the end of your current lease term and the beginning of your renewed lease term.

4.2 Renewing Units Are NOT Turned Over

Cosmetic damages will not be repaired by our company until the unit becomes vacant. New tenants replacing non-renewing tenants understand that they will be moving into a "lived-in" unit, and our company cannot guarantee the cosmetic state of the unit at move-in beyond what is required by the lease agreement.

Renewing and new tenants understand that according to the Security Deposit section of the lease agreement, no part of the total security deposit on file will be returned until all tenants (renewing, non-renewing, or new incoming) have vacated the premises, the lease and any renewal term has expired, and exclusive possession of the premises has been returned to LANDLORD, whichever is last to occur. Non-renewing tenants, renewing tenants, and new incoming tenants must negotiate between themselves how they wish to handle their respective security deposit shares and obligations. LANDLORD will not be involved in such process, but recommends that the parties reduce their agreement to writing.

4.3 The Renewal Leasing Process

The renewal leasing process is extremely simple. If you do not have any new replacement roommates at this time, renewing tenants simply need to sign the 2027-2028 lease agreement that we will send via AppFolio after receipt of renewal email.

Note: Within our capacity as the property owner and lessor, we reserve the right to make changes to our lease terms and policies each year.

If you have questions about what changes, if any, will be made to the renewal lease before making your renewal decision, please let us know.

5. Renting Another Unit With Our Company

If you do not want to renew your current lease and are instead interested in renting another unit with our company, please let us know right away.

5.1 Move-Out Requirement

If you decide to lease a different unit, your current lease will end on July 24, 2027 and your new lease will start on August 12, 2027. In order for our team to turn over your current unit and future unit, both units must be completely vacant between July 24 and August 12. You must find intermediate housing and storage during this time.

5.2 The Leasing Process for a Different Unit

Note that tenants securing a **new** unit will be required to pay new application fees and a new holding fee equal to one installment payment under the new lease.

6. Thank You!

Thank you for considering to stay with our company for another year! If there is anything you need that might positively influence your decision to renew, please let us know. We work extremely hard to be prompt and courteous with our responses to your questions, concerns, and maintenance issues, and we welcome any opportunity to improve your experience!