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Chapter 105(8:530) Housing Code

Leasing Guide for 27/28

Ann Arbor City Housing Code (Ch.105(8:530) does **not allow tours and/or leasing of rental properties until 210 days from the start date of the current lease**. This is to allow the current renters ample time to decide if they want to renew their lease for the next term.

- May to May leases under this ordinance can be leased/toured on or around December 4th, 2026.
- August to August leases under this ordinance can be leased/toured beginning March 19, 2027.

For renters looking to start a new lease, it can be stressful to have to wait so long to secure housing!
Current Varsity Management residents have until these specified dates to renew their leases.
If you're currently looking for a home, you can reserve the Right of First Refusal (ROFR) for your desired home.

If the current tenant does not* renew by the given deadline, *the lease will be yours* for 27/28!

- ROFR is first come, first served.
- Only one ROFR per apartment/house is accepted.
  - If you and your roommate(s) sign a ROFR Agreement, no other person(s) can reserve a ROFR for that home.
- You cannot reserve the ROFR on more than one home.
- Reserve your ROFR for your 27/28 home by submitting your application from our website.
  - Everyone who wishes to live in that home must submit their own application!
- Once all applications are received, reviewed, and approved we will electronically send you a ROFR Agreement; each applicant and their co-signer must sign.
- Each applicant will pay a $50 application fee.
- Security deposit will be due at lease signing (the ROFR is ***NOT*** the lease).
- We anticipate sending leases beginning late winter or early spring.
- Varsity Management will countersign your August to August lease beginning March 19, 2027. (December 2026 for May Leases)

*But what if the current tenants DO renew? (read the small print):

Varsity Management cannot guarantee you your reserved apartment until we are able to countersign your lease. Pursuant to ORD-24-03, the current tenants have the right to renew their lease beginning February 17, 2027 (November 4, 2026 for May) through March 19, 2027 (December 4, 2026 for May). Notwithstanding the foregoing provisions, if the current tenant(s) opt to renew their lease for the 27/28 lease term on or before March 19, 2027 (December 4, 2026 for May), applicants (you) may either: a) apply the application fee and the ROFR agreement to another advertised Varsity Management unit and transfer accordingly or b) receive a refund of the application fees upon which the ROFR agreement is canceled without further obligation by either party. Refunds will be returned in the form of one check paid to one individual agreed upon by all applicants. Application fees are not refundable under any other circumstances, including, but not limited to, a change in plans by one or more of the Applicants or by the University of Michigan.