University Hill Realty
SYRACUSE UNIVERSITY AREA APARTMENT RENTALS

GENERAL POLICIES

1. Leases are sent and signed in the Tenant Portal. Subsequently, when adding additional tenants, an Added Tenant(s) Addendum will be signed in the Portal again by everyone, including the new tenant(s). A pdf copy is made available to all Tenants. All new leases are for the term of eleven and two-thirds (11-2/3) months.
2. One month (1) security deposit is paid at signing of lease; undergraduate students will also prepay the last month's rent at signing of lease. The first month's rent must be paid for keys to be released at move in.
3. The Tenant pays for all utilities; electric, gas and water except where otherwise noted in writing.
4. All apartments/houses are unfurnished unless otherwise noted.
5. No pets are permitted. Pets refer to dogs and cats. Refer to the Lease for guidance on what paperwork is required for service or emotional support animals prior to the animal moving in.
6. Subletting is permissible with written permission of the Landlord.
7. Rent is due on the first of each month.
8. A late charge of $50.00 or 5% of the outstanding monthly rent, whichever is less, is assessed as additional rent due on the 6th of the month.
9. Returned checks or refused checks for whatever reason are charged $36.00 per occurrence, plus appropriate late fees.
10. Only lease signers and approved subletters are permitted to occupy the apartment or house.
11. The Tenant is responsible for snow removal. The Landlord is responsible for landscaping.
12. Lease to be signed is the University Hill Realty, LLC Lease. A sample is available on our company website.
13. No storage allowed outside immediate apartment rented. You may not use basements, hallways, or attics for storage. Landlord is not responsible for theft or disposal of property illegally stored.
14. The Landlord and the Tenant will work together to attempt to achieve "ENERGY STAR" goals.
15. The Tenant is responsible for moving trash and recycling to curb as per City of Syracuse Rules & Regulations.