

WAIAKEA LAGOON VIEW APARTMENTS (WLV)

50 Maile Street, #A-33, Hilo Hawaii 96720

WLV Phone: (808) 969-7160 / Email: wlvapartments@gmail.com / Website: www.wlvapartments.com

Contact Person: Harry Kong, Operations Manager / Mobile: (808) 840-9316

STUDENT HOUSING APPLICATION / CONDITIONAL AGREEMENT

UHH / HCC Students

I. I, _____ (applicant) request to rent for:

Name: Type or Print Legibly

☐ **New Applicant**

☐ **Returning Student**

UHH / HCC Term Options (Select one)

- | | | |
|--------------------------|---|--------------------------|
| ☐ | 1. Winter Break (occupied) and Spring 2027 | Dates 12/19/26 – 5/17/27 |
| ☐ | 2. Winter Break (absentee) and Spring 2027 | Dates 12/19/26 – 5/17/27 |
| ☐ | 3. Spring 2027 Term Only | Dates 1/6/27 – 5/17/27 |

Occupancy Type (Select One): SEE RATES BELOW

- ☐ Single Occupancy (1-bedroom unit)
- ☐ *Double Occupancy (1 & 2 bedroom units- shared bedroom with known roommate)*
- ☐ *Private Bedroom (2-bedroom unit)*

*** Double Occupancy and Private Bedroom in 2-bedroom units are subject to availability and restrictions.**

Payment Options (Select One)

- ☐ Pay in Full
- ☐ Pay by Installments (**requires higher security deposit and subject to additional fees**)

II. **RENTAL TERM RATES**

PAY IN FULL

Term Option:1: Single Occupancy in full (1-bedroom unit) : **\$5,100.00**
Double Occupancy in full (1 & 2 bedroom units- shared bedroom) : **\$3,100.00**
Private Bedroom in full (2-bedroom units) : **\$4,125.00**

Term Option:2: Single Occupancy in full (1-bedroom unit) : **\$4,760.00**
Double Occupancy in full (1 & 2 bedroom units- shared bedroom) : **\$2,920.00**
Private Bedroom in full (2-bedroom units) : **\$3,860.00**

Term Option:3: Single Occupancy in full (1-bedroom unit) : **\$4,454.00**
Double Occupancy in full (1 & 2 bedroom units- shared bedroom) : **\$2,722.00**
Private Bedroom in full (2-bedroom units) : **\$3,608.00**

INSTALLMENT RATES: [4 equal payments]

Due Dates: 1st payment: 15 days prior to start date | 2nd, 3rd, and 4th payments: Due monthly thereafter from start date

Term Option 1: Single: \$1,326.00 | Double: \$ 806.00| Private: \$1,072.50

Term Option 2: Single: \$1,237.60 | Double: \$759.20 | Private: \$1,003.60

Term Option 3: Single: \$1,158.04 | Double: \$707.72 | Private: \$938.08

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Information if you are seeking to share a room or unit with someone: (To determine roommate compatibility)

- ☐ Freshman ☐ Sophomore ☐ Junior ☐ Senior ☐ Grad. ☐ Other ☐ male ☐ female
- ☐ does not smoke ☐ does smoke (NOTE: we do not allow smoking in the apartments)
- ☐ does not drink alcoholic beverages ☐ does drink alcoholic beverages
- ☐ I have my own roommate: Name: _____ Age: _____

Note: WLV's official rental periods are listed on page 1. Additional rent for early arrivals before the start of the respective rental period and for late departure after the end of the rental period shall be charged on a per day basis. Please inform WLV staff of your intention as early as possible to ensure availability. [Single Occupancy: \$34 / day, Double Occupancy: \$22 / day, Private Bedroom: \$28 per day]

III. TERMS AND CONDITIONS TO RESERVE YOUR OPTION

- A. **For Applicants Who Intend to Pay In Full:** If approved for tenancy, the Applicant will submit a **\$500.00 Security Deposit** at least thirty (30) days prior to the start of the term and submit the rent per the option selected at least fifteen (15) days before the term begins.
- B. **For Applicants Who Intend to Pay by Installments:** If approved for tenancy, the Applicant will submit a **\$700.00 Security Deposit and a \$30 non-refundable processing fee** at least thirty (30) days prior to the start of the term and submit the rent per the option selected at least fifteen (15) days before the term begins.

Payments can be made by Cash, Money Order, Cashier's Check, bank drafts/personal checks from a US-based financial institution (payable to WLV Apartments), Zelle, Western Union, and Wise. You will need to pay for any charges from the bank or money transfer service associated with your fund transfer. ACH and Credit/Debit cards can also be accepted, but a Turbo Tenant account will need to be established first. *(please inquire for further details)*

IV. RESERVATIONS AND CANCELLATIONS

A. CONSIDERATION

- If approved for tenancy, the Applicant shall tender \$500.00 (\$730 for students paying by installments) payable to WLV Apts. to reserve a space. Generally, date of receipt determines priority in obtaining the option selected subject to timely rental payment by the deadlines noted herein.
- Upon receipt of the rental payment on or before fifteen (15) days before the commencement of the rental period, said deposit will be converted to a security deposit to cover damages and loss of personal property, cleaning expenses, failing to pay other charges that are attributed to the applicant and cancellation fees. Any or all of the remaining security deposit will be returned in accordance with State laws.

B. CANCELLATION

- Applicant agrees that if the applicant cancels anytime after making the deposit and prior to the commencement of the rental period, the applicant will be charged a \$100.00 cancellation fee.
- Applicant agrees that if the applicant cancels after the start of the rental period within the first ten (10) days of the rental period, the applicant will be charged a \$200.00 cancellation fee plus rent for the days occupied.
- Applicant agrees that if the applicant cancels after ten (10) days of the rental period, the applicant will be charged an equivalent of one (1) month's rent + any past rent already incurred.

V. ASSIGNMENT OF UNIT

- WLV has sole discretion to assign applicant (or transfer after assignment) to a particular unit. Applicant may submit a request to WLV for a transfer to another unit for good cause and subject to availability.

VI. RULES AND REGULATIONS

- Tenant is responsible to read the House Rules at: http://www.wlvapartments.com/downloads/WLV_House_Rules.pdf . Quiet hours are strictly enforced.
- UHH Housing Rules and Regulations regarding student discipline, are also applicable to WLV student residents. Each applicant is solely responsible to review these regulations provided by UHH at: <https://hilo.hawaii.edu/housing/policies/>

VII. INCLUSIONS AND EXCLUSIONS IN RENT

- A. Tenant is responsible for setting up and paying for their own cable/ fiber TV and internet services. This is **not** included in the rent. If requested, the WLV Management Office is willing to assist the Tenant in initially setting up these services, but the Tenant is solely responsible for paying for their services.

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- B. Units include a full sized refrigerator, a gas or electric range, a microwave oven, dishes, pots, pans, basic utensils, twin bed (double bed request is subject to availability), chest of drawers, seating furniture, dining table / chairs, study desk, ceiling fan, and other misc. items that may differ in each unit.
- C. Utilities (except telephone) are included, however, electric charges are covered to a maximum of \$50.00 per month for 1-bedroom units and \$60.00 maximum for all 2-bedroom units. A copy of the electric bill can be provided along with the bill, if it goes over the maximum amount allowed. Pro-rata charges will be assessed for 2 or more occupants.
- D. Applicant will have to provide his/her own linens, towels, pillows, soap, paper towels, toilet tissue, and cleaning products.
- E. Laundry Service: There are coin-operated washers and dryers available on-site.

VIII PAYMENT AND CHECKOUT

- A. Checkout time is 12:00 noon on the final date of the lease.
- B. Security Deposit and rental payment follows the timeframe stated in Sections II and III. Any approved early or extended occupancy should be paid no later than seven (7) days prior to the official start or end date.
- C. A late fee of \$50 may be applied for any late payments.

NOTICE: This document serves initially as an Application for Residency. The submission of this document, any application fees, or any holding deposits does not create a tenancy or grant the Applicant any right to occupy the premises. This document shall only convert into a legally binding Rental Agreement upon the explicit approval and physical or electronic signature of an authorized representative of Waiakea Lagoon View Apartments.

IX. APPLICANT INFORMATION (Type or Print Clearly)

Applicant name: _____ Passport #: _____ Country: _____
Home address: _____ ☐ Male ☐ Female
Telephone: _____ Email: _____
Name of Person to Call in case of Emergency: _____
Telephone: _____ Relationship: _____

"APPLICANT ACKNOWLEDGEMENT: By signing or typing my name below, I submit this application and agree to all terms and conditions set forth herein. I understand that my signature constitutes an offer to rent the premises. I further acknowledge that this document does not constitute a binding lease, and I have no right to tenancy, until this application is approved and this document is counter-signed by Management

Applicant Signature

Date

OFFICIAL USE ONLY: MANAGEMENT APPROVAL AND LEASE EXECUTION

By signing below, Management formally approves the above Applicant for residency. Upon the execution of this signature, this document immediately converts into a binding Rental Agreement between the Applicant (now Tenant) and Management.

Authorized Staff Signature: _____ Date: _____