

RENTAL BROCHURE

36 FORTIN ROAD
KINGSTON, RI 02881

Apartment Rental 101 Everything You Need To Know!

Background: We are a private landlord that owns the property for rent. We lease directly to students with parents as notarized co-signers. Our rental period is for either the academic year or summer.

RESERVING A UNIT: HOW IT WORKS

If you really want to live in one of our apartments follow the steps below, you should act quickly as units fill up quickly. Reservations will be confirmed and held only when all the following steps are complete. And remember, complete means your entire group needs to have all items complete to be considered for unit assignment.

1. Groups of students (2-3) apply to live in an apartment at 36 Fortin Road for either the academic year or summer.
2. Each student in the group is responsible for filling out a rental application. References are important...no family friends, co-workers or neighbors should be references. Use teachers, employers (past and present), academic advisors, your RA, landlords, etc.
3. Each student must confirm with their parents that their parents are okay with them living there with the roommates selected. Management must receive an email from each student's parent confirming the following:
 - a. Parents are aware their student would like to live in an apartment at 36 Fortin Road.
 - b. Parents must list the roommates that their student will be living with.
 - c. Parents have reviewed the website, including rental application, lease, and payment schedule.
4. Once management has received an email from each of the parents in the group the application will be considered complete. At that time management will start the evaluation process to select tenants for available units in the complex.
5. If your group is selected to live in the complex then it is time to sign a lease. Each occupant must sign a lease and have their parent co-sign, with a notarized signature. If all occupants of the group have not completed this within one week the reservation will expire, and the unit will go to the next group on the waiting list.
6. Once leases have been signed and deposits received by all occupants, a unit is officially reserved for next academic year or summer! **Please make checks payable to Fortin Place, LLC.**
7. Important move-in information will be emailed to school year residents in early August, summer residents are contacted in May. You will also receive the contact info of utility providers to put service in your names.
8. We are looking forward to meeting with you on move-in day to answer any questions you may have and to review the unit with you to make sure it is left in the same condition when you move at the end of your lease term.

2026 - 2027 Rental Rates and Terms

<u>Students / Unit</u>	<u>Term</u>	<u>Rate / Term</u>
3	Academic Year	\$13,350 per student
2	Academic Year	\$13,350 per student
2 or 3	Summer 2026	\$2400 per student
Each	Security Deposit	As Noted Below Per Person

Property Owned & Managed By:

Fortin Place, LLC
188 Kingstown Road
Narragansett, RI 02882
web: www.livebyuri.com

Academic Year Payment Schedule

(Payments shown are per person)

<u>Due Date</u>	<u>Amount Due</u>
At Lease Signing	\$1200 Security
Latter Of: Feb 1, 2026 Or At Lease Signing	First Third - \$4450
August 11, 2026	Second Third - \$4450
Dec 1, 2026	Final Third - \$4450

Summer Payment Schedule

(Payments shown are per person)

<u>Due Date</u>	<u>Amount Due</u>
At Lease Signing	\$750 Security
At Lease Signing	First Half - \$1200
June 15, 2026	Final Half - \$1200

Thanks for your attention. This concludes today's class in Apartment Rental 101!