

Dear Residents of XXX,,

Hope this email finds you doing well settled in with school and your rental home. We are receiving many calls on housing for the 2023-2024 school year. We ask that you review the information below so we may properly make prospective residents aware of the status of your rental home.

**Renewing** - This is awesome!! We would love to have you as a resident for another year. Your renewal rental rate for next year is \$5,100.00 per month. This Renewal Rate is good until November 1, 2022. After we receive this communication of your desire to renew, we will provide you with your renewal lease that must be signed within 48 hours of receipt to be valid. Also, if only some members of your group are renewing and you need to find other roommates you can still take advantage of this pricing by renewing now and adding new residents. New residents will still have to apply via our website and pay the \$50.00 application fee.

**Maybe Renewing** – That's Okay! We understand that you may need more time to make a decision. However, after November 1, 2022, we cannot guarantee your house/unit will remain available and we won't be able to offer the Renewal Rate for your home but only market rental rate. Based on current market conditions we expect the market rental rate for you home will increase significantly over the Renewal Rate.

**NOT RENEWING**- If nobody in your group will be returning, we are going to miss you!! We understand it's your time to move on. If you could let us know by November 1, 2022 it would be greatly appreciated. Our properties are in high demand and we appreciate the information to be able to give to prospective residents.

As you may be aware, per the city leasing ordinance your landlord cannot lease or show your House/unit to another party before the date that is 150 days before your lease terminates. Please remember, however, that neither that ordinance nor your lease agreement provides you with a right to renew and if you wait you are at risk of losing your rental altogether or paying a higher rent than the Renewal Rate stated in this email.

We appreciate your response!!

Thank you,

Cappo Management, LLC/ Deinco Properties, LLC

October 22,2022