

Neil Foltzler Enterprises LLC
Academic Year
Contract for Room 2026-2027



1009 S. 2nd Apartments
1009 S. Second St.
Champaign, IL 61820
info@neilfoltzler.com

Please Print Clearly:

This agreement between Neil Foltzler Enterprises LLC, Neil Foltzler, Manager Hereinafter referred to as "proprietor" and

 TENANT NAME:

 HOME ADDRESS (FOR SECURITY DEPOSIT MAILING AND PARENT/CO-SIGNER COMMUNICATION)

hereinafter referred to as "Student", Witnessed:

1. The Student agrees to pay the applicable rate for the space which the student selects. The student agrees to assume and be primarily responsible for all rental payments and other obligations provided for in this Contract for Room.
2. The Proprietor agrees to provide housing accommodations in accordance with and subject to the following conditions:
 - a.) Student shall have exclusive use of one bedroom in a one, two, or four bedroom apartment located at **1009 S. Second Street, Champaign, Illinois**, to include separate locking entrance door and pin lock to adjoining bathroom door.
 - b.) **The return of this signed Contract and application along with the first installment of rent, a \$400.00 security deposit, and \$25 non-refundable application fee will hold the space while your application is being processed.** Acceptance by Proprietor of this Contract is subject to credit approval and available space. If space is not available, the Contract will not be accepted, and all payments except application fee will be refunded.
 - c.) **Installments are due on the 1st of each month August thru March**. If payments are not received by the 3rd of each month in the 1009 S. 2nd Office, there will be an automatic **\$25** late charge for each payment.

	Initial One	2 Bedroom Furnished Apartment		Initial One	4 Bedroom Furnished Apartment
Pay by Semester		All Utilities Included	Pay by Semester		All Utilities Included
Or		August 16, 2026 to May 16, 2027	Or		August 16, 2026 to May 16, 2027
8 Installments		(Total contract per person)	8 Installments		(Total contract per person)
August - March (Initial Below)		\$11,944	August- March (Initial Below)		\$10,560
\$200 off for Payment in full		Minimum payment upon signing is 1st installment	\$200 off for Payment in full		Minimum payment upon signing is 1st installment
Meal plans available across the street at Armory House or University meal plans available at Ikenberry Commons a block South.					
\$11,944 - \$200		Full Payment in Advance	\$10,560 - \$200		Full Payment in Advance
\$5972	S	Pay By Semester	\$5280		Pay By Semester
\$1493		Pay By Installment	\$1320		Pay By Installment

Payments subject to the late charge will first be credited toward accrued late charges and second, to unpaid rent, and last to current payments.

- d.) Student agrees to comply with and abide by all the terms and conditions contained in this contract, including the terms and conditions which appear on the back of this contract, together with all rules and regulations of the University of Illinois governing Student conduct. Also incorporated by referenced into this contract are all rules and regulations of 1009 S. 2nd Apartments further governing Student conduct. 1009 S. 2nd Apartments are a non-smoking facility and absolutely no smoking shall be done inside or anywhere on the property..
 - e.) The signature of a parent or guardian is required for **all** residents.
 - f.) An interest rate of 12% will be charged on any account that is delinquent at the expiration of the lease.
3. **Application of Security Deposit:** After a contract is signed, a refund of the security deposit will be made within 30 days of the end of the contract period. At the end of the contract term, the security deposit will be refunded subject to the right of the Proprietor to retain the funds to cover any delinquent charges, or to cover payment of any damages to the premises.

TERMS AND CONDITIONS OF CONTRACT FOR 1009 S. 2ND APARTMENTS

1. **Duration of Contract and Release Provisions:** This contract is binding upon the Student and parent(s) or guardian(s) for the term selected on the front of this contract. The student shall not conduct any activity on the premises of 1009 S. 2nd Apartments which is or may be unlawful under local, state, or federal law, or which may otherwise constitute a nuisance to other tenants of 1009 S. 2nd Apartments, or to the public.

Breach by Student of any obligation of Student under this lease, including breach of any provision of the University of Illinois Code of Student Conduct to which the Student is herein obligated to follow, may allow the Proprietor, after giving any notice required under the laws of Illinois, to terminate this lease with Student.

Default by Student resulting in termination of lease by the Proprietor may allow Proprietor, at Proprietor's election, to declare the entire amount of rent for the balance of the lease term to become due and owing from Student at once, together with any sums due from Student prior to such termination.

Furthermore, it is understood that any expense or costs incurred by the Proprietor in the enforcement of any provision of this agreement, including Proprietor's reasonable attorney's fees shall be paid for by the student (or parent/guardian). If it is necessary to pursue delinquent accounts in court, the student agrees to pay \$50 for each court appearance, if the Proprietor represents himself.

2. **General Rules:**

- a. **ROOM ASSIGNMENT AND CONSOLIDATION:** (1) Changes in room assignments may be made only with the approval of the Proprietor. (2) The Student agrees not to sell, sub-lease or assign his contract to anyone, without the written consent of the Proprietor. In the event that the Student chooses to sub-lease his/ her space, a **\$250** sublet fee will be charged. (this fee is charged by the company to cover the expenses that implies advertisement, showings and cleaning of the room).. (3) If one of the contracting students vacates a room in accordance with the terms of this contract, the remaining student or students agree to accept another roommate, assigned by the Proprietor, or move into another room if so requested by Proprietor.
- b. **INSPECTION AND CARE OF ROOM:** The student shall be responsible for maintaining its room in a neat and orderly fashion at all the times and to correct any abuse called to its attention by the representatives of the Proprietor. Proprietor shall have the right to enter any space at any time for the purpose of inspection or maintaining it, or for the purpose of enforcing regulations.
- c. The student shall be responsible for all damages to the Proprietor's property in a room during its term of occupancy. The Proprietor reserves the right to change the 1009 S. Second Apartment rules during the course of the year, if necessary, in order to protect the right to peace, quiet, and security for all, and will properly notify residents of any changes.
- d. **NO PETS ARE ALLOWED**

e. **LOSS OR PROPERTY:** The Student shall be responsible for the security of his own property. The proprietor accepts no responsibility for theft, damage or other loss of money, valuables or personal effects of the Student. Student agrees that any personal effects, valuables or other property of the Student left in the 1009 S. 2nd Apartments after expiration of the current rental period and not reclaimed within 60 days after the end of such period, shall be considered abandoned property and may be retained by the Proprietor as his property or may be disposed of by sale or donation, or in such other manner as the proprietor at his sole discretion may determine. Any proceeds derived from the sale or other disposition shall be the property of the Proprietor.

f. **HOUSE FURNISHINGS:** Proprietor will furnish a closet organizer, a desk, and full size mattress in each individual bedroom. The shared living area of each one and two bedroom unit will include one sofa, one chair, one coffee table, side table, a lamp, and bar stools. The shared living area of each four bedroom unit will include one sofa, one chair, a coffee table, one end table, a lamp and bar stools. Each kitchen will provided a coffee maker, rice cooker and a toaster. **Our apartments are rented fully furnished and we do not have adequate or proper space to store furnishings.** The only exception to this rule is if a student needs to provide their own mattress for medical reasons (written documentation must be provided) and there will be a **\$100 charge for storage** of the NFE Properties' mattress. **1009 Apartment furnishings are not to be re-moved from the property**, this includes the removal of closet doors from individual rooms without permission. (If it is determined that the closet doors have been removed, the student will be responsible for all associated charges.)

- a. **UTILITIES:** Proprietor shall furnish all utilities. It is the responsibility of the tenant to notify the office of any maintenance issues which may result in higher utility costs such as a running toilet, or problems with the furnace or air conditioner, so they can be attended promptly.

I hereby agree to assume and be primarily responsible for all rental payments and other obligations provided for above and on the front of this contract, and hereby acknowledge that I have read and understand the "University rules and regulations governing student conduct" and agree to be bound by the provisions of same.

In Witness Whereof the parties hereto have executed this agreement as of this date: _____

STUDENT NAME: _____ **SIGNATURE** _____ **DATE** _____

PARENT NAME: _____ **SIGNATURE** _____ **DATE** _____

OWNER/MANAGER _____ **SIGNATURE** _____ **DATE** _____