



CLOSE TO EVERYWHERE YOU WANT TO BE.....

Dear Parent/Guardian,

Westside Village would like to ensure all leasing requirements are met and clearly understood. We understand the importance of communicating with our future residents and their parents/guarantors. In order to avoid any confusion regarding the lease requirements, we have included information about the lease that they have signed and FAQ's to help answer some of the questions you may have regarding the leasing requirements and procedures.

Listed below is information regarding the lease that your son or daughter has signed an agreement for:

Your son or daughter has signed a lease for the following apartment: \_\_\_\_\_

This apartment is a \_\_\_\_\_ bedroom \_\_\_\_\_ bathroom apartment. Your son or daughter has signed the lease with \_\_\_\_\_ additional roommates.

Please be advised, the lease is a joint and several lease. This means we view the household as a group, rather than individual lease. Apartments are not rented by the bedroom, but by the household, therefore it is determined within the group how rent, utilities, etc are split. We do not assign bedrooms.

For your convenience the parental guaranty form is available to sign electronically. In order for the parental guaranty to be signed electronically, 2 email addresses must be provided, 1 for each parent/guardian. We understand that circumstances might be unique, therefore if you have any question contact our leasing office. If you are not able to sign the parental guaranty electronically, then this form must be notarized.

In addition, your son or daughter has been notified of the following lease requirements:

1. Application fee paid
2. Security deposit is due within 7 days of lease signing
3. Parental Guaranty form must be returned within 7 days

Failure to meet any of the above requirements could result in the lease requirements not being met, with a risk of losing the housing option your child has selected.

Should you wish to discuss this or anything regarding the lease, do not hesitate to reach out to our leasing office at 814-234-1707 or [info@westsidevillage.com](mailto:info@westsidevillage.com).

Thank you,

The Westside Village Staff  
Alicia, Crickett, & Jessica



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## FAQ

Thank you for considering Westside Village Apartments for your Penn State University student. We know that moving off campus for students is a big deal. Often this is their first time experiencing living on their own. With an onsite staff, 24 hour emergency maintenance and so much more, you can be confident that your son or daughter is renting from a reputable company that has been serving State College since 1998. Listed below are some frequently asked questions parents/guardians have regarding signing a lease with our community.

### 1. Why is a Parental Guaranty Required?

Most students have no means of paying for their rent or established credit. Westside Village requires this because of the financial responsibility associated with signing a lease. Every parent/guarantor is held financially responsible, similar to the lease agreement. Westside Village does not lease apartments by the bedroom. We do not determine how the rent is split. This is not an individual guaranty, but rather a joint and several agreement. Every parental guaranty is guarantying the financial responsibility of payment of rent.

### 2. Can a Parental Guaranty be waived?

There are 2 options available

- If the future resident is employed and has at least 3 months' worth of income, it would be calculated to ensure the resident could meet the financial obligations of the rent.
- Paying the agreed upon portion of the rent up front. As a reminder, we do not determine how the rent is divided. If the agreed upon amount is paid in full up front, we then ask that an amended parental guaranty form be signed. It does not release any responsibility of the lease agreement, should there be any other charges on the account. This could include utilities, etc. In order to receive a copy of this agreement, you must contact our office.

### 3. What does joint & several lease mean?

All lease agreements at Westside Village are joint & several. The apartment is rented as a whole. We do not rent individual bedrooms. It is up to your son or daughter to determine who they are living with. We do not select roommates for them.

### 4. My child is over 18, why do I have to sign the Parental Guaranty?

As mentioned above, signing a lease agreement comes with a lot of responsibility, this includes financial obligations. Because a majority of our residents are students who do not hold full-time jobs, having the guaranty in place protects not only your son or daughter but also Westside Village.



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**5. What if a roommate does not pay rent, who is responsible?**

Because the lease is joint & several, the entire group is held responsible for any and all payments. If there is a late rental payment, the entire household is notified through an automatic email generated directly from our software.

Westside Village offers an online resident portal, available 24/7. Payments can be made through this system. Even if you decide not to utilize the online payment option, account information can still be viewed. All residents and parents/guarantors have individual access to this system as long as we are provided with an email address. Payments made through our online system are automatically reflected in the account. This alleviates the stress involved of ensuring the entire rent is paid.

**6. If I make online payments, can everyone see my personal information?**

No. Everyone has individual account access. The only shared information are the payments made and shared documents, like the lease agreement.

**7. My son or daughter has signed the lease and I haven't viewed it?**

A general copy of the lease agreement can be found on our website, [www.westsidevillage.com](http://www.westsidevillage.com). This can be found under the future residents portion of the site. This is a general lease agreement and should provide an overview of the lease agreement that has been signed. If you would like to receive a copy of the lease agreement signed by your son or daughter, please contact our office. We are happy to send you an electric copy. Closer to move in, you will receive a portal that will have a copy of the fully executed lease agreement.

**8. Do I have to provide my social security number?**

No, however we ask for a copy of the driver's license in lieu of the social security number.

**9. Do you run a credit check?**

No, the parental guaranty form is in place of running any credit check.

**10. What utilities are included?**

Please refer to the apartment sheet for detailed information. If the apartment does not include utilities, billing information is included on this sheet.

**11. Is parking included?**

At most of Westside Village properties, parking is not included in the rent. Parking is available for rent to both residents and non-residents. We offer flexible leasing options for parking. Please be advised the sooner parking is secured by signing a parking lease, the more likely to get a space very close to the apartment.



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### **12. What are the lease terms?**

Westside Village leases are 12 Month leases. (351 Days)

### **13. Can my son or daughter move in early?**

The lease start date is printed on the lease agreement. In order to prepare a number of apartments for future residents, we do not allow early move ins. If the apartment is ready early, we will contact everyone on the lease agreement. It is our sincerest hope that we can have the apartment ready for an early move-in, however it depends on the condition in which the apartment left. However, it is advised that you should not expect the apartment to be ready early, therefore we ask that everyone plan to move in on the lease start date.

The information provided above outlines the leasing requirements and procedures. Starting the leasing process with very open and clear expectations is very important to us. We know that finding a suitable housing option that meet your child's needs is often very stressful not only for them, but for parents. Rest assured, our leasing process is a smooth process, alleviating the stress involved in signing a lease.

We look forward to having your child as a resident in our community. By choosing Westside Village, you can be confident that your child has made the best decision in leasing an apartment. We strive every day to meet and exceed resident expectations. We hope you have found this information valuable. Should you have any additional questions, contact our office! WE ARE....always here to help!