

# Lease Deadlines Approaching

Feb/March 2011

Volume VII, Issue 5

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All residents living at Meadowbrook Apartments have an automatic renewal clause in their leases. This clause states that any residents that wish to terminate their lease after its end date must give written notice signed by all roommates at least 90 days prior to the lease end date.\*

**If we have not received written notice to vacate from an apartment or townhome by this 90-day deadline, the lease automatically renews for twelve (12) full months.** (See paragraph 10 & 11 of your Landlord-Tenant Agreement for details.)

It is up to the residents to know this portion of their lease, even though we attempt to remind each apartment and townhome several times as a courtesy. We

mark these dates on the calendars in our newsletters as well.

*[See next page of newsletter for Notice to Vacate reminders in our calendars.]*

**Roommate Changes:** Your Notice to Vacate deadline is also the last date for which we can waive fees for roommate changes. Many times, residents will want to renew the lease with different people on the contract. If the roommate change paperwork is turned in to our office by the Notice to Vacate deadline (and the change is to be effective as of the new lease term) we will waive the normal \$75.00 roommate change fee.

**Lease Extensions for Less Than 12 Months:** Some residents may also need lease

extensions for lengths of time less than 12 months. **We cannot accommodate short extensions for all apartments.**

Requests for lease extensions also must be in to the office by your Notice to Vacate deadline. (We suggest several days before the deadline, as the paperwork takes time to prepare.)

Any residents that would like to extend their lease for a term less than 12 months will need to come talk to Liza, the Resident Manager.

If you have any questions about your lease, contact your leasing agent today.

*\*A few residents may have a 60-day deadline, rather than a 90-day deadline. Check your Landlord-Tenant Agreement for specifics on your notice deadline.*

## ARE YOU A RESIDENT WHO WANTS TO MOVE TO A DIFFERENT APARTMENT AT MEADOWBROOK AT THE END OF YOUR LEASE?







Meadowbrook is currently leasing apartments for the Spring, Summer and Fall of 2011. We are beginning to fill up on some of our more popular floor plans, so if you are interested in moving to a different apartment at Meadowbrook, please come talk to your leasing agent soon.

## ARE YOU A RESIDENT WHO WILL BE MOVING OUT OF YOUR APARTMENT AT THE END OF YOUR LEASE?

We would love to keep our residents for another year! However, if you know you will be leaving at the end of your lease, please come to the office and turn in your written notice to vacate. (All roommates need to sign this form.)

Remember, if you do not turn in your written notice to vacate by your notice deadline, *your lease will automatically renew for 12 full months.*

# FEBRUARY 2011

SUN	MON	TUE	WED	THU	FRI	SAT
		1 <b>RENT DUE</b>	2	3	4	5
6 <b>LATE FEES BEGIN ON UNPAID RENT</b>	7  vs. MIZZOU	8	9	10	11	12  vs. IOWA ST.
13	14  Valentines Day	15	16	17	18	19  vs. COLORADO
20	21  vs. OK STATE	22	23	24	25	26
Presidents' Day →						
27	28			 Indicates a home KU Men's Basketball Game, which may affect traffic in this area of Lawrence.		

# MARCH 2011

SUN	MON	TUE	WED	THU	FRI	SAT
<b>LEASE TERMINATION DEADLINE FOR LEASES ENDING 5/31/11</b> →		1 <b>RENT DUE</b>	2  vs. TEXAS A&M	3	4	5
6 <b>LATE FEES BEGIN ON UNPAID RENT</b>		8 Ash Wednesday →	9 	10-12 Big XII Championship, Kansas City →		
13  Daylight Saving Time Begins	14	15	16	17  St. Patrick's Day	18	19
20 1st Day of Spring	21-26 KU Spring Break →					26
27	28	29	30	31	1 <b>APRIL 1, 2011: LEASE TERMINATION DEADLINE FOR LEASES ENDING 6/30/11</b>	

# GOING AWAY FROM LAWRENCE FOR JUNE & JULY? Take Advantage of Meadowbrook’s Summer Storage Program

This time of year can be very hectic, trying to make plans for summer trips and housing for August, 2011. If you’re undecided about whether you are going to renew your lease with us for another year because you won’t be in Lawrence over the summer, we have a great opportunity for you!

Take some of the hassle out of your summer break by taking advantage of Meadowbrook’s Summer Storage Program. This program is designed to encourage residents who will be gone for the summer months to keep their current home here at Meadowbrook for the next lease term. Those who sign up for summer storage pay only one month of rent for the two summer months—a HUGE savings!

Here’s how it works:

1. Sign your renewal lease for the

2011-2012 term. You must renew the lease in your current apartment or townhome for 12 months. (Renewals with roommate changes are still eligible for this offer, but they must be approved before June 1, 2011.)

2. Stop by the office to sign the Summer Storage Agreement.

3. Pay June rent and turn in your apartment keys to us by June 1<sup>st</sup>. *(We change your locks so that no one but Meadowbrook Maintenance has access to your apartment.)*

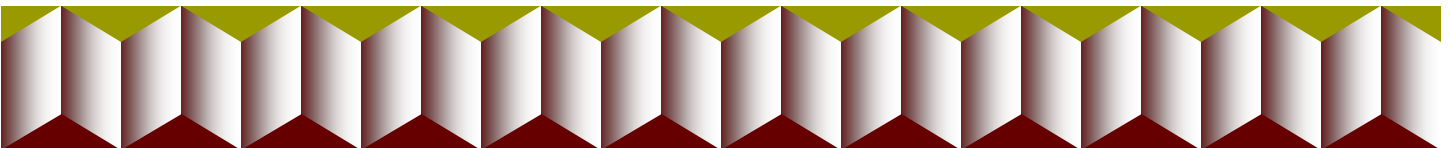
4. Meadowbrook will pay your rent for July. *(Residents are still responsible for paying utilities and any optional fees that may apply, such as garage/carport fees, pet fees, etc..)*

5. Make an appointment to pick up

your keys on August 1<sup>st</sup>. *(If you will not be back in Lawrence by August 1, you will still need to have your rent paid to avoid late fees.)*

This opportunity is only available from June 1<sup>st</sup> to August 1<sup>st</sup>. You **must** turn in your keys and pay your rent on June 1<sup>st</sup>. You will not be permitted to enter your apartment prior to August 1<sup>st</sup>, and you must have an appointment to receive your keys when you return (as our office will be very busy during the beginning of August.)

Call or email the Meadowbrook office if you have any questions about Summer Storage. Our office is now open 7 days per week. *(See office hours page 4)*



Please remember that the speed limit for all streets and parking lots within Meadowbrook is 15 MPH. Please be aware of other cars in the parking lot, and watch for pedestrians at all times.

## SUNFLOWER BROADBAND NOW KNOLOGY OF KANSAS

Last month Sunflower Broadband officially became Knology of Kansas. Knology purchased the local cable and internet company last year. All residents who previously had internet, cable television or phone service with Sunflower Broadband will now receive bills from Knology. At this time, no changes have been made to individual services, and residents can still receive any services available before the name change.

You can contact Knology with any questions about your service by calling 785-842-2100. To check out their services on the web, visit <http://kansas.knology.com>.



MEADOWBROOK APARTMENTS &  
REGENTS COURT APARTMENTS (OFFICE ONLY)  
2601 DOVER SQUARE  
LAWRENCE, KS 66049

PHONE: 785-842-4200 (MEADOWBROOK)  
PHONE: 785-842-4455 (REGENTS COURT)  
FAX: 785-842-2871  
EMAIL: INFO@MEADOWBROOKAPARTMENTS.NET (MB)  
EMAIL: REGENTS@MEADOWBROOKAPARTMENTS.NET (RC)

Visit our website for helpful  
information, downloadable forms, or to  
email us a non-emergency service  
request!  
[www.meadowbrookapartments.net](http://www.meadowbrookapartments.net)

**AFTER HOURS PHONE SERVICE:** Our phones are answered 24-hours a day; if you need emergency maintenance or help from Mil-Spec Security, dial 785-842-4200 and an operator will be on the line after the recorded message.

**FIRE ALARMS:** If the fire alarms go off in your building, please remember that these alarms **DO NOT** automatically call the fire department. If there is a fire or emergency, please get yourself to a safe location and then call **911**.

**PARKING:** Parking in any of the 'regular' parking spots around the buildings is free, and we do not require permits. However, be sure that you and your guests do not park in any covered parking spots for which you are not paying or in zones marked with "No Parking" signs or yellow curbs. Vehicles parked illegally will be towed with no notice.

**OFFICE HOURS:**

MON-FRI	8:00AM-5:30PM
SATURDAYS	10:00AM-4:00PM
SUNDAYS	1:00PM-4:00PM



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**If you will be leaving for Spring Break, please remember . . .**

- Come to the office and fill out an Emergency Contact Form (as required by your lease.)
- Put your mail on hold (if no one will be there to check it for more than 2 days.)

**As of June 1, 2011, the old alpha-numeric addresses for the original buildings will no longer be valid.** Please be sure that you have notified any necessary people or companies of your new address. Any mail addressed to the alpha-numeric address will be returned to sender. The new addresses will no longer use the old building letters. (For example: AA202 Bristol Terrace is now 1425 Bristol Terrace #202). If you have any questions, please call our office **BEFORE June 1, 2011.**