

# CDI MANAGEMENT

*Student Housing*

## FURNISHED APARTMENT AGREEMENT

**TERMS AND CONDITIONS:** Lessee (designated above) agrees to lease the property described above (the 'Property') from CORT Business Services (CORT) and CDI Management for 12 months (the "Lease Term") beginning on the date the Property is delivered pursuant to this Lease. After 12 months the Lease will continue on a month-to-month basis until terminated by CORT, CDI Management, or Lessee. Any additions or deletions to the Property must be confirmed by CORT and CDI Management in writing and may result in modifications to Lessee's monthly rental payment and/or additional transportation charges.

**LESSEE'S TOTAL MONTHLY PAYMENT** which is due each month on the first of the month is made up of Base Rent of \_\_\_\_\_.

**CHECKS RETURNED OR CREDIT CARD CHARGES DECLINED FOR ANY REASON** are subject to a \$40.00 administrative charge.

**SECURITY DEPOSIT:** Lessee's security deposit will be refunded upon return of the Property less an amount equal to any damage or loss to the Furniture, any outstanding lease payments, and any charges resulting from Lessee's failure to meet the provisions of the Lease. Lessee shall remain liable for any amounts owed by Lessee in excess of the security deposit. Lessee may not apply the security deposit to any payment owed under the Lease. Refund of monies owed to Lessee after termination of the Lease will be made by check and require approximately **twenty-one (21) days** processing.

**DELIVERY:** CORT shall deliver the Furniture to the address specified in accordance with the aforementioned lease. Lessee grants CORT permission to enter the premises for the purposes of delivering and picking up the Furniture. CORT shall have no liability for damages resulting from any delay in delivery or pick up of the Furniture.

**ADDITIONAL TRANSPORTATION CHARGE:** If, through no fault of CORT, an additional pick up or delivery must be made to complete this transaction, an additional transportation charge will be charged to the tenant.

**RESPONSIBILITY FOR MAINTAINING THE FURNITURE:** CORT inspects the Furniture prior to delivery to insure that it is free of material defects or infestation. Lessee is responsible for maintaining the Furniture in good condition, subject to ordinary wear, and for any damage, loss or destruction. Any damage to the Furniture will be charged to the Lessee at its costs of replacing or repairing the Furniture, including materials, parts and labor. Lessee will not remove any item of Furniture from the delivery address without CORT's prior written approval. **IF LESSEE FAILS TO RETURN THE FURNITURE AS REQUIRED, LESSEE WILL BE LIABLE TO CORT AND CDI MANAGEMENT FOR AN AMOUNT UP TO THE REPLACEMENT COST OF THE PROPERTY PLUS HANDLING FEES IN ADDITION TO ALL OTHER PAYMENTS AND CHARGES DUE UNDER THIS LEASE.** Lessee agrees to indemnify, defend and hold CORT and CDI Management harmless from any and all liabilities, claims, suits, losses, damages, costs and expenses, including, interest, penalties and reasonable attorneys' fees, asserted against or incurred by CORT and CDI Management as a result of any claim that the Property is infested with insects or that insect infestation in the Property caused personal injury. Lessee also agrees to unconditionally release and discharge CORT and CDI Management, including its managers, officers, directors, employees and agents from any and all claims or suits for damages suffered by lessee as a result of insect infestation or personal injury caused by insects.

**CANCELLATION:** Lessee may cancel the option to a Furnished apartment at any time **prior to delivery** of the Furniture. Cancellation of the Furniture within seven business days of scheduled delivery will result in a cancellation fee not to exceed one month's rent. Refund of monies owed to Lessee after cancellation will be made by check and require approximately twenty-one (21) days to process. Lessee understands that there is a no cancellation policy once the Furniture has been delivered and Lessee will remain liable to perform all obligations under this Lease.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



A Berkshire Hathaway Company

CDI MANAGEMENT FURNITURE REQUEST FORM

PHONE: (213) 748-4234 / FAX: (213) 748-2234

EMAIL: [info@USCspots.com](mailto:info@USCspots.com)



TODAY'S DATE \_\_\_\_\_

DELIVERY DATE \_\_\_\_\_

Lease Term (Please Circle One)

10 Mos (\$149) 12 Mos (\$119)

THIS IS A REQUEST FOR: \_\_\_ NEW DELIVERY \_\_\_ ADD-ON \_\_\_ EXCHANGE \_\_\_ PICK-UP

ORDERED BY \_\_\_\_\_ MOVE-IN DATE \_\_\_\_\_

Delivery Address (Please Circle One): **TOWER** **POINTE** **MIRAGE** **SPOT** **TROJANDALE** **PLACE**  
UNIT# \_\_\_\_\_

**STANDARD STUDENT FURNITURE PACKAGE:** \$119 includes 1 Bed (Queen or 2 Twins), Desk & Chair (OR Dining Table & 2 Chairs), Sofa, Cocktail Table, Dresser w/Mirror, 1 Nightstand, 2 Lamps  
Additional Bedrooms - \$25 ea. includes 1 Bed (Queen or 2 Twins) 1 Chest of Drawers, 1 Nightstand, 1 Lamp

**DESK & CHAIR OR DINING TABLE & 2 CHAIRS (PLEASE CIRCLE ONE)**

**APARTMENT SIZE:**

- \_\_\_ 1 BEDROOM
- \_\_\_ 2 BEDROOM
- \_\_\_ 3 BEDROOM

**BED OPTION SELECTED:**

- \_\_\_ 1 QUEEN BED
- \_\_\_ 2 TWIN BED

**LAMP OPTION SELECTED:**

- \_\_\_ FLOOR LAMP
- \_\_\_ TABLE LAMP

**ADDITIONAL ITEMS SELECTED:**

- |                                |                                 |                       |
|--------------------------------|---------------------------------|-----------------------|
| ___ SLEEPER SOFA UPGRADE \$36  | ___ TWIN BED \$11               |                       |
| ___ SOFA \$11                  | ___ FULL BED \$16               |                       |
| ___ CHAIR \$11                 | ___ QUEEN BED \$21              | ___ TV CONSOLE \$6    |
| ___ LAMP \$6 (QTY: _____)      | ___ CHEST OF DRAWERS \$8        | ___ ENT. CONSOLE \$11 |
| ___ DINING TABLE/2 CHAIRS \$11 | ___ NIGHTSTAND \$6 (QTY: _____) |                       |
| ___ BARSTOOL \$6 (QTY: _____)  | ___ DESK & CHAIR \$11           |                       |

**SPECIAL INSTRUCTIONS:**

**CORT USE ONLY**

ORDER RECEIVED BY \_\_\_\_\_ DATE \_\_\_\_\_ LEASE # \_\_\_\_\_