



130 Seventh Street

Monessen, PA 15062

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BOSS DEVELOPMENT HOUSING INFORMATION

Boss Development, Inc. is a Real Estate Developer that provides convenient residential housing for the Douglas Education Center students. Housing is assigned based upon availability and need. Boss Development will make every effort to accommodate individual housing needs, but cannot guarantee placement in any respective housing facility. Enclosed are the Housing Options and the Housing Application. **If more information is desired, please call 1-800-413-6013 extension 112 or 120.**

All of the following payments must accompany this application to be accepted as valid and to secure housing. If all payments do not accompany this application, the application will not be accepted. Please make a copy of this application for your records.

1. Housing Application Fee = \$50.00
This fee is non-refundable.
2. City of Monessen Occupancy Permit = \$50.00
This fee is only refundable 30 days prior to move in date.
3. Housing Security Deposit is equal to **two (2)** month's rent of an assigned housing unit.
THIS DEPOSIT IS NOT 1ST AND LAST MONTH RENT. RENT IS DUE BEFORE MOVE IN.

If one decides not to attend Douglas Education Center or finds alternative housing, the security deposit will be refunded minus the monies for the Housing Application, City of Monessen Occupancy Permit as well as \$50 to cover Boss Development administrative costs. Boss Development will hold the security deposit during the lease term. The security deposit will be released at the end of the lease term or upon move out as per terms of your lease agreement.

Payments can be made by any of the following:

Personal Check

Money Order

Cash

Call 1-800-413-6013 ext 123 to pay with MasterCard, Visa, Discover, or American Express.

Payments made payable to: **Boss Development, Inc.**
130 Seventh Street
Monessen, PA 15062

Soon after all payments are received, a Boss Development representative will contact you regarding your housing needs, availability, and housing assignment. Should the Lessee be a Douglas Education Center student receiving financial aid, the first month's rent is due either thirty (30) days from the start of the first semester or upon receipt of the financial aid monies, which ever is later. Boss Development cannot carry deficit balances on rent due to high operational costs.

All students who reside in Boss Development, Inc. Housing
MUST
abide by specific rules:

- 1) Use of illegal drugs is prohibited.
“Tenants have an obligation to take actions reasonable and necessary under the circumstance to prevent the commission of drug-related criminal activity within their individual rental units and to prevent members of their household and guests from committing such criminal activity on or in the immediate vicinity of any portion of the leased residential premises.”
35 P.S. Section 780-152(4).
- 2) Care of Premises
“Not permit any person on the premises with his permission to willfully or wantonly destroy, deface, damage, empower, or remove any part of the structure or dwelling unit, or the facilities, equipment or appurtenances thereto or used in common, nor himself, do any such thing.” 68 P.S. Section 250.503-A (1)
- 3) Quiet Enjoyment of Property
“Not permit any person on the premises with his permission to willfully or wantonly disturb the peaceful enjoyment of the premises by other tenants and neighbors.”
68 P.S. Section 250.503-A(2)
- 4) All weapons are prohibited on the premises.
- 5) Premises shall be available for inspection on a weekly basis by a Boss Development representative. A convenient date and time shall be arranged between lessee and the representative of Boss Development.

If inspection reveals minor damage to the premises, lessee shall be responsible for payment to repair damages. Major damage shall be reason to terminate lease. Any violation of the above rules shall be cause for termination of lease.

BOSS DEVELOPMENT, INC.

RESIDENTIAL HOUSING OPTIONS

Boss Development provides convenient residential living options to Douglas Education Center students in a campus like atmosphere, usually within walking distance to the educational and administrative facilities.

The rent for Boss Development facilities includes all utilities such as gas, electric, water, sewage and garbage. **Please be responsible with the utility usage as costs continue to rise based on usage.** Basic cable in the common living areas is included in the rent, the TV is equipped with a VCR and DVD. The resident is responsible for telephone service, internet service and premium or digital cable service, if resident desires such services. All units are cable and telephone ready.

All residents are responsible for cleaning of their private living area as well as the common living areas that are shared. Boss Development, Inc. reserves the right to conduct housing unit inspections.

- Facilities are equipped with air conditioning.
- Living room is furnished with TV, sofa, chairs, and end tables.
- Kitchens are equipped with refrigerator, stove, microwave, along with a table and chairs.
- Bedroom includes standard twin size bed. Each room has its own closet, and 3 drawer storage chest.
- Laundry facilities are provided in each building.
- Multiple bathrooms provided in each building.

The following facilities are available to Douglas Education Center students. Housing units will be assigned on a first come first served basis. Boss Development does not guarantee that you will be placed in any specific building. **Please number your first and second choice.**

- _____ 1) Residential (Dormitory Style) Housing (8-14 occupants)
 - \$500 to \$550 per month per occupant depending on availability of room accommodations.
- _____ 2) Residential (Suite Style) Housing (4-6 occupants)
 - \$525 per month per occupant.
- _____ 3) Residential (Home Style) Housing (3-6 occupants)
 - \$525 to \$650 per month per occupant depending on availability of room accommodations.
- _____ 4) Apartments (limited availability)
 - \$750 to \$900 per month depending on apartment accommodations.

Please call Josh Retos at 724-684-3684 ext. 112 for more information.