



Why are you being sent this notice?

This notice is being sent to inform you of the recently revised section of the Arbor Housing Code regarding your “Right to Renew” (section 8:530) and its restriction on your housing provider’s ability to discuss renewing your lease until six months after your lease began. Additionally, we want to help you save money by making your rent dollars go farther. Please read on for money saving guidance.

What are your rights?

Once you become a current tenant, you have the right to contact your housing provider at any time to discuss the terms and conditions of a renewal lease. You also have the right to sign a renewal lease anytime you choose. NOTE: Your provider may ask you to sign a statement indicating that you initiated the renewal conversation.

When should you discuss renewing with your landlord?

The sooner the better – starting right now!

Many of your fellow students will begin their search for next year’s housing sometime in late September and October. If you would like to remain in your current housing for another year, you will find most housing providers offer special rates for early renewal.

How does an Early Renewal Rate work?

Incentives vary by housing provider. But, for example, if you renewed your lease for '25-'26 before December 1, 2024, you might be offered an early renewal rate equal to 50% of the market rate increase. In this example, if the rental rate for your unit (Let’s say you pay \$1,000 now) is being raised 5% (\$50) over the current market rate, you would receive a 2.5% (\$25.00) increase. Be sure to ask your housing provider for specific details.

What if you renew after December 1, 2024?

Again, this will vary by housing provider, in the example above, if you do not take advantage of the early renewal rate, you would typically lose some or all renewal incentive as time passes. And obviously, at some point you’ll just be asked to pay the market rate if you decide to stay. Early renewal also protects you from any future economic or demand changes that would cause providers to raise rents even higher in the Spring of 2025. Be sure to ask your landlord for specific details.