Lease Process Guidelines - International Students

How to Apply:

- Go to www.theflatsonuniversity.com
 - Click on "Apply Online" in the top right corner



- Fill out the information to begin the application. PLEASE NOTE: You must select "Application International Student" under application type
- Please use The Flats on University's phone number as the phone number for your application. That number is 571-400-2222

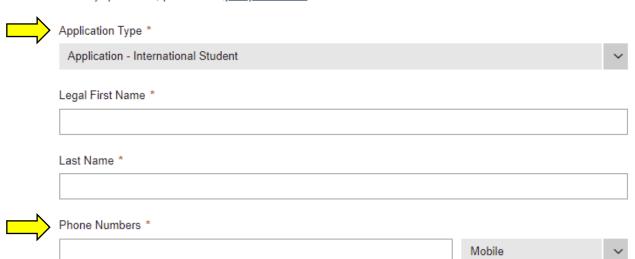
Apply Online

Create an Account to Begin

To start your application, create an account. We will be able to save your progress and enable you to come back anytime to check on the status of your application.

NOTE: A guarantor is required. If you feel that you meet our criteria and can qualify on your own, please contact the leasing office.

For any questions, please call (571) 400-2222.



• Once you have completed all items on this page click "create account" to begin.

Select the Annual lease term and click "Save & Continue"

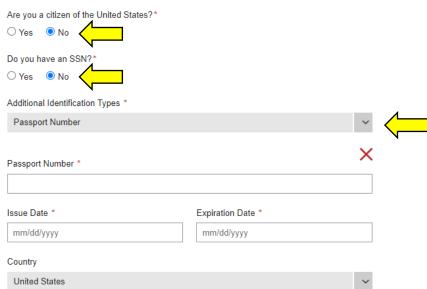
Flats Application - International Student



 Next, select the floorplan you would like. Please note that some "Room Types" are "Private" while others are "Shared."



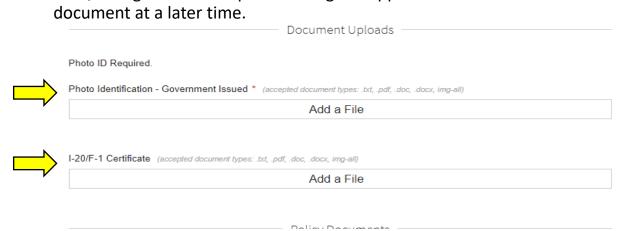
• Click Save & Continue at the bottom of the page and select any applicable "Options" on the next tab.



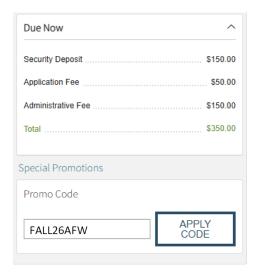
 Under the "Basic Info" section you will select that you are NOT a US Citizen, and that you do NOT have a Social Security Number. In the dropdown box for "Additional Identification types please select "Passport Number" and enter the required information.

•		, .		antor. Guarantor is no e a copy of your I-20	
Guarantors are individuals who are financially responsible for your lease commitment but will not be living in your apartment.					
	d you like to add a guaranto	r?*			
 "Summary" Tab - You will be required to upload a photo identification, this will need to be a photo of your passport. 					
•	If you have a cop	y of your I-20/F-1 C	Certificate you c	an upload it at this	

time, though it is not required during the application. You can submit this



"Payment" Tab – enter FALL26AFW in the promo code box.



Click "Finish" at the bottom and your application will be complete. Once complete, you will be directed to your resident portal where you will see the link taking you to the lease agreement.

ADDITONAL QUESTIONS:

- What phone number should I use?
 - Use the The Flats on University's phone number 571-400-2222 (if you do not have a U.S. phone number yet).
- What is included in the rent?
 - Rent includes use of the apartment and amenities at the building, furniture, and internet.
- Are dishes, TVs, or housewares included?
 - NO, you will need to communicate with your roommates (once you
 receive your placement email in the summer) about who will be bringing
 common area housewares for the apartment.
- Who will I be roommate matched with?
 - We make placements based off of the roommate matching profile
 questions during the application process. We will make every effort to
 accommodate any preferences you have for your roommates. If you
 have specific roommates in mind, please indicate who those roommates
 are so we can match you with them.
- How close are you to the university campus?
 - We are approximately one mile away from campus. The Cue bus will service our community to the campus!
- How do I know that I will be living with the friend(s) I'm signing with?
 - During the application process you will list your roommates' names, emails, and phone numbers. This will allow us to place you together.
- When is August rent due?
 - Rent is due on the 1st and late after the 3rd of each month.
- Why do we pay a full month's rent for August?
 - Your lease agreement is an installment contract. The installment amount is determined by taking the total value of the apartment from August 17th through the end of your lease agreement and dividing that into equal installments due on the 1st of each month.
- What if I only need the apartment until the end of the spring semester? Can I get out of the rest of my lease?
 - Your lease is valid from August 16, 2026 July 30, 2027. The only way to be free from the financial responsibility to your lease agreement is to find someone to take over your lease (sometimes called a re-lease or a lease reassignment.) Once a potential tenant is found, they will need to be connected with our office to determine if they qualify to subsequently execute a lease agreement. Only then can you be released from your financial obligation to the contract.
- Feel free to DM or call us on Instagram (@flatsonuniversity) if you have other questions or need additional assistance!