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# Multifamily Selling and Servicing Guide

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### 103.03 Residential Leases

#### Requirements

You must ensure that at least 80% of the units in a Dedicated Student Housing Property are leased for a minimum term of 12 months.

#### Guidance

Each student lease agreement should have

- a parental guarantee of the rent, or
- student tenants with sufficient income or other documented financial means to pay the rent.



# Glossary

## D

Dedicated Student  
Housing Property

Multifamily rental Property in which 80% or more of the units are leased to undergraduate or graduate students.

### Synonyms

- Dedicated Student Housing