

Millburn C. C. School District
Guidelines for District 24 Rental Property
18620 Millburn Road, Wadsworth, IL 60083

1-A lottery will be held at the October COW meeting to pull the winning name.

- If the lease agreement does not work out with the first person whose name is pulled, person #2 on the lottery list will be contacted to review the arrangement.

2-To qualify to live in the district house, the applicant must:

- Be an employee of Millburn School District 24;
- Receive an approval by the superintendent.
 - Provide reasonable assurances to the BOE that the lessee is in good standing with the district.
 - Provide reasonable assurances to the BOE that the lessee will be able to perform the duties as described in the lease.
 - Provide reasonable assurances to the BOE that the lessee will be able to maintain the property.
 - Provide reasonable assurances to the BOE that the lessee will be able to abide by all the terms of the lease.

The superintendent may use an interview process, reference checks, a credit check, or other means typically used to determine if the lessee will be able to abide by the terms of the contract.

- Be willing and able to do building checks twice daily on Saturdays, Sundays and some holidays at both Millburn Elementary and Millburn Middle School for the full 52 weeks per year; (a copy of the current year's schedule is attached).
- Pay the district for any building check that is missed. (A building check is the AM or PM check at both buildings.) The cost would be **\$108.00 per missed building check**.
- Have anyone who lives at the house who is over the age of 18, pass a criminal background check (at the district's expense) prior to moving into the house.

3-The initial term of the lease will be for one year. There is an option to renew for two additional one-year terms as long as the arrangement has been satisfactory for both parties.

4-The house would be available to move into on July 1, 2018

5- The lessee will be responsible for all property taxes and income taxes that are generated as a result of the lease. For example, the most recent property tax bill was \$572.97. The income tax would be based on a value of about \$15,000 per year. The amount of taxes owed depends on the tax bracket of the lessee. If you are in the 25% tax bracket, that would amount to \$3,750 in income taxes.

If you are interested in being considered for the October 2, 2017 lottery or have questions, please submit a request in writing or email to Jason Lind at jlind@millburn24.net.

Deadline for entry is September 22, 2017