

**RESIDENTIAL LEASE**  
**FOR LOFT, APARTMENT, OR PRIVATE RESIDENCE**  
**Choose one: College Station Campus Heights Schoolhouse Lofts**

THIS LEASE is made on \_\_\_\_\_.

The Landlord hereby agrees to Lease to the Tenant, and the Tenant hereby agrees to Lease from the Landlord, the Leased Premises described below pursuant to the terms and conditions specified herein:

**LANDLORD: College Town Communities**

PSU Abington: 363 York Road, Willow Grove, PA 19090

PSU Harrisburg: 277 W. Main Street, Middletown, PA 17057

**TENANT:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

1. **Leased Premises.** The Leased Premises are those premises described as: \_\_\_\_\_. At Landlord's option, Management may not assign a rental space at the time of the execution of this Lease. To the extent practical, in Landlord's sole judgment, Landlord will try to honor requests for a specific apartment or bedroom. However, Tenant expressly understands and agrees that Landlord's failure to assign a rental space at the time of execution of this Lease will not relieve Tenant of his or her responsibilities under this Lease.
2. **Term.** Term of the Lease shall be for a term of \_\_\_\_\_ month(s) beginning on \_\_\_\_\_ and ending Midnight on \_\_\_\_\_. Tenant may not reduce the Lease term from 12 months to 10 months. However, if a Tenant wishes to extend the term of a 10-month Lease to 12 months, the 10-month rental rate will apply for each additional month. Lease extensions may only be granted with Landlord approval, and all other sections of the Lease will remain unchanged and in full force and effect.
3. **Rent.** The monthly rental amount for the Leased Premises is \$\_\_\_\_\_ per month. The first & final months' rent are due June 1 of the lease year. For each month thereafter, rent is due on the first (1<sup>st</sup>) of the month at the Landlord's address listed above, placed in the rent box next to the Rental Office door, or paid directly through the Resident Portal. Rent will not be prorated for partial months. Landlord need not give notice to the Tenant regarding the Tenant's obligation to pay rent. For all payments made electronically, transaction fees may apply as stipulated by the issuing bank and/or credit card company.

Rent is an additional \$100.00 if not paid by the fifth (5<sup>th</sup>) of each month. Additional late fees of \$10.00 per day will accrue between the sixth (6<sup>th</sup>) day and the twentieth (20<sup>th</sup>) day of the month if payment is not received. Eviction proceedings will begin on the twenty-first (21<sup>st</sup>) day of the month if payment is still outstanding. Tenant agrees to pay a fee of \$35.00 for any check that is not honored by the bank. Landlord reserves the right to require future rent payments to be in the form of cash, money order or certified check. Rent is payable for the entire term of the Lease, regardless of whether Tenant vacates the premises before the ending date for any reason including, but not limited to, withdrawal or transfer from school, loss of job, loss of co-residents, poor health, or financial aid issues. At Landlord's option, Landlord can accept a partial payment of rent, but Landlord does not waive the right to collect and enforce the payment of the remainder.

**Prior to August 1 of the lease year, financial aid recipients must provide to Landlord valid confirmation of aid, loans, or scholarships in an amount adequate to cover the term of the Lease.** Immediately upon disbursement of funds in the first semester, Tenant is required to pay the remaining balance of rent due in full. Immediately upon disbursement of funds in the second semester, Tenant is required to pay the full amount of second semester rent in one payment.

4. **Administrative Fee and Security Deposit.** Upon Tenant's execution of this Lease, Tenant must make two separate payments totaling **\$350** to Landlord: a \$100 non-refundable administrative fee, a full description of which is located in the Resident Handbook; and a Security Deposit payment of \$250.00 in order to ensure that Tenant complies with all terms and conditions of the Lease. This Security Deposit holds the apartment for the Tenant until Tenant takes occupancy. Once Lease is signed and the Security Deposit has been paid, the Security Deposit is non-refundable until Tenant completes the terms of this Lease.

Two periodic inspections throughout the year may be conducted to assess the condition of Tenant's apartment to insure that the current Security Deposit account is adequate to fully cover any damages. If necessary, Landlord

may request that Tenant deposits additional funds to insure that the Security Deposit is sufficient to cover damages. Damage to Tenant's bedroom and its furnishings are Tenant's sole responsibility; damage to the common areas and its furnishings and appliances are the joint and several responsibility of all Tenants of the Apartment. If Tenant is not proactive in contacting Management about known damage for any reason, Tenant can be associated with charges relating to that damage.

If Tenant fully complies with all terms of the Lease, Landlord will return the Security Deposit within 30 days after the date Tenant delivers possession of the Leased Premises to Landlord. If Tenant does not fully comply with the terms of the Lease, Landlord may use Security Deposit to pay amounts owed by Tenants, including damages. If a security deposit refund check needs to be reissued due to an incorrect forwarding address provided by Tenant, loss or misplacement of check, or some other act of negligence on the part of the Tenant, a \$50 administrative fee and a \$30 stop payment fee will apply.

Possession of the Leased premises is deemed to be delivered to Landlord when the move-out date has passed and no one is living in the Leased apartment/bedroom. Upon move-out, Tenant must also:

- a. Insure that the apartment, including all appliances, fixtures, and furnishings, is cleaned to the satisfaction of Landlord;
- b. Insure that all debris, rubbish, and garbage have been removed and placed in appropriate outdoor receptacles;
- c. Return all keys and parking decals;
- d. Provide Landlord, in writing, with a current and legible forwarding address;
- e. Ascertain that Tenant is not in default or breach of this Lease.

When all of these conditions have been met to the satisfaction of the Landlord and any costs for labor and materials for cleaning and repairs have been deducted along with outstanding late charges, fines, utility overages, and/or delinquent/additional rent, the remaining balance of the Security Deposit will be returned by check addressed to the Tenant. If Tenant's Security Deposit is not adequate to cover charges assessed and balances due, Landlord will mail to the Tenant at the forwarding address provided written notice of the Landlord's intention to impose a claim against the Security Deposit in accordance with Section 250.512 of The Landlord and Tenant Act of 1951.

5. **Summary of Monies Due:** Tenant acknowledges the following sums must be paid on or before the due date as described below:

Administrative Fee: \$100.00 (due at lease signing, regardless of financial aid status)

Security Deposit: \$250.00 (due at lease signing, regardless of financial aid status)

First and Final Payment: An amount equal to TWO monthly payments (due June 1 prior to the start of the lease year, regardless of financial aid status)

Rent: \$ \_\_\_\_\_ minimum due each month on or before the 1<sup>st</sup>.

6. **Default/Abandonment.** Tenant cannot cancel a fully-executed Lease. If Tenant defaults in payment of rent or any other term or condition of this Lease, Landlord may give Tenant written notice to cure such default. If Tenant fails to cure such default within ten (10) days of receiving notice, Landlord may elect to terminate the Lease, re-enter the Leased Premises and remove the Tenant and all other occupants and their possessions. Any costs incurred by the Landlord in enforcing these rights shall be deemed additional rent. If Landlord pursues eviction, processes and procedures followed will be in accordance with those set forth by the local Magisterial District Court.

If Tenant fails to take possession of the Leased Premises at any time between the date of lease execution up to and including the date the lease term is to begin, Tenant will forfeit any monies paid and will remain responsible for the entire amount of this Lease until a qualified replacement tenant is found.

If Tenant abandons or vacates Leased Premises during the term of this Lease, Landlord may elect to re-enter the premises, without liability for prosecution or owing damages to Tenant, and, at Landlord's option, re-let the Leased Premises. If Landlord elects not to re-let the Leased Premises, Tenant shall be liable for the remainder of the rent due under the Lease until its expiration. If Landlord re-lets the Leased Premises but is unable to re-let the Leased Premises for as much rent as would have been paid by Tenant during period between Tenant's abandonment and the end of the Term, Tenant shall be liable to the Landlord for the difference. Landlord may

also dispose of any property left by the Tenant after abandonment without liability and apply the proceeds to reduce such difference.

If Tenant abandons or vacates the Leased Premises for any reason during the term of the Lease but finds a fully qualified replacement and that replacement and his guarantor have passed screening, have a fully executed lease, and have made all required payments due at move-in, Tenant will be charged a penalty equivalent to one-third of the per semester rent, per their current Lease rate. Tenant's Security Deposit minus damages will be refunded to Tenant after a final inspection of Tenant's Leased Premises has been completed and all stipulations of the return have been met, as per Section 4 of the Lease. If Tenant abandons or vacates the Leased Premises for any reason during the term of the Lease and fails to find a fully qualified replacement but Management succeeds in finding said replacement, Tenant will be charged a penalty equivalent to a full semester's rent, per their current Lease rate. Tenant's Security Deposit minus damages will be refunded to Tenant after a final inspection of Tenant's Leased Premises has been completed, and all stipulations of the return have been met, as per Section 4 of the Lease. During the Lease term, any Tenant who wishes to transfer to a different bedroom or apartment from the one originally assigned by Management must get **written approval** from Management **prior to the move**. Upon Management's approval of the transfer, **a transfer fee of \$250 will be charged to each Tenant who is transferred. Any deliberate, unapproved Tenant transfers will be subject to a transfer fee of \$500 per Tenant.**

If a current Tenant(s) intentionally and/or maliciously interferes with the placement of another occupant in their unit and/or ignores Landlord's request to perform, Tenant(s) will be financially responsible for all rental monies associated with this interference.

7. **Smoking.** ALL College Town Communities buildings are NON SMOKING environments, which includes smoking of ANY kind – cigarettes, hookah pipes, incense, e-cigarettes, vaporizers, etc. **If Management detects a smoke odor of any kind or witnesses smoking related activities in Tenant's apartment, there will be a \$100 fine per tenant imposed. The fine may be repeated for future occurrences.** Monthly inspections can continue and additional monthly fines can be levied if odors persist.
8. **Occupants.** The Leased Premises shall be occupied by the following person(s): \_\_\_\_\_ . Management reserves the right to place other occupants within the unit based on bedroom count. Landlord makes no representation or warranties as to the compatibility or conduct of any roommates placed in the apartment. In no event is Landlord liable for any damages, whether direct or indirect, arising out of, or relating to the conduct of any of Tenant's roommates or guests. No other persons shall occupy the Leased Premises without the advance written consent of the Landlord. **Should Management determine that unauthorized guests have been living in the Leased Premises, a fine of \$50 per day not to exceed an amount equivalent to one month's rent may be assessed to all occupants of the unit, and the unauthorized guest will be given 24 hours to move-out.** If the existing Tenant(s) intentionally and/or maliciously interferes with the placement of another occupant in their unit, the existing Tenant(s) may be financially responsible for that portion of the rent. The authorized occupants may only use the Leased Premises for residential purposes and may not use the premises for commercial or business purposes. Guests must be accompanied by the Tenant at all times inside the apartment. If complaints arise for any reason about an unaccompanied guest or a guest visiting too often, Management may move toward placing a legal restraining order against said guest.
9. **Repairs.** Tenant must take good care of the Leased Premises and all equipment and fixtures contained therein. Tenant is responsible and liable for all repairs, replacements and damages caused by or required as a result of any acts or neglect of Tenant, occupants, invitees, or guests, Landlord will make all repairs, and add the expenses to the rent. Any requests for repairs must be made through submission of a Work Order through the Resident Portal.
10. **Renter's Insurance.** In order to protect Tenant, Tenant's belongings and Tenant's liability for other Tenants' belongings, Renter's Insurance is **mandatory** for all Tenants of properties managed by College Town Communities. Renter's Insurance must be active for the entire term of the Lease. Tenant has two options for purchasing insurance. 1.) Tenant can purchase Renter's Insurance directly through the College Town Communities approved carrier as part of the application process within the Applicant or Resident Portal. Or, 2.) Tenant can secure his/her own Renter's Insurance through a qualified agent. Landlord or any employee of Landlord is not an insurance agent. Tenant should only consult a qualified insurance agent for information about any policy purchased.

A copy of the policy's Declarations Page or a Certificate of Insurance must be provided to Landlord prior to Tenant taking possession of Leased Premises. This Declaration Page or Certificate of Insurance must list

College Town Communities and/or the name of Tenant's apartment community as an additional interest. Policy information must be updated online into the Tenant's Applicant or Resident Portal account prior to move-in. Minimum policy coverages required are \$100,000 liability and \$20,000 personal property. Further, Tenant hereby authorizes Landlord, at its sole discretion, to obtain \$100,000 in liability (includes \$20,000 personal property protection) coverage through a provider of the Landlord's choosing on Tenant's behalf, if for any reason and at any time, Tenant fails to maintain an active renter's insurance policy. Tenant will be provided with a copy of the Declarations Page or Certificate of Insurance from that forced policy. Tenant will be required to pay the premiums for the coverage as additional rent under the terms set forth in Section 3, "Rent," of this Lease.

11. **Partial or Total Destruction of Leased Premises.** If the Leased Premises are partially damaged or completely destroyed by a *force majeure*, or act of God, such as hurricane, flood, earthquake, etc. or other occurrence that is not caused by the Tenant's negligence or willful act (or the negligence of Tenant's family, agent or guest), Landlord may elect to: (1) repair or rebuild the Leased Premises during the period of untenability and abate the rent proportionally for this period; or (2) not repair or rebuild the Leased Premises, terminate the Lease and prorate the rent up to the time of the damage. Landlord is not responsible for providing housing during the period of untenability. Landlord is not liable to Tenant for any personal injury or damage or loss of personal property from any *force majeure*, e.g., fire, rain, flood, hail, ice, snow, lightning, wind, or other destructive and/or unforeseen circumstance, e.g., water leaks, minor fire, theft, vandalism, or surges or interruptions in utilities, except to the extent that such injury or damage was the direct result of gross negligence of Management or its employees.
12. **Alterations.** Tenant must not alter or install any paneling, flooring, partitions, or railings, or make any other alterations. Tenant may not paint. Tenant must not alter the plumbing, ventilation, air conditioning, heating, or electric systems, or any other part of the building whatsoever. Any alterations illegally made will be fully chargeable to the Tenant, and will be required to be brought back to original condition at Tenant's sole expense.

Tenant must use only thumb tacks or push pins to hang posters and only picture frame hangers to hang pictures. TENANT MAY NOT USE ANY LARGE OR LONG NAILS OR SCREWS. There are many mechanical utilities in the walls that should not be damaged. Tenant may not use sticky adhesives including adhesive hooks to hang anything on walls or doors. **Wall decals of any kind are also prohibited.**

Under NO circumstances may any furniture, appliances, or fixtures provided by College Town Communities leave the leased apartment, even for a short period of time. **All furniture, appliances, and fixtures MUST remain in place inside Tenant's apartment. Within the apartment, the television, television stand and accompanying equipment shall not be moved. If Tenant's apartment is furnished, no personal furniture can be moved into the unit without written approval by Landlord.**

13. **Maintenance of the Leased Premises.** Tenant shall, at Tenant's expense, maintain the premises in a clean and sanitary condition at all times. If during the periodic inspections, or at any other time, the Landlord feels it necessary for an apartment to be cleaned because of continued neglect, the Landlord may, at the Tenant's expense, schedule a professional cleaning crew to clean the apartment. Tenant is responsible for the condition of the premises and ensuring that how the premises is used does not affect the condition of the Leased premises and/or any surrounding units in the building (i.e., smells or odors from cooking, smoking, candles, incense, etc. or loud noises from music, TVs, games, etc.).

In the event that one or more current tenants in a unit choose to renew their lease and stay for an additional lease term(s), that tenant(s) agrees to assist management in preparing that unit for new tenants. Tenant will be provided with requirements which will include, but may not be limited to, clearing all common areas (kitchens, bathrooms, living rooms, laundry rooms, etc.) of personal and/or excessive debris, cooking equipment, toiletries, posters, etc. Further, renewing tenants that live in a unit year round will keep the unit in an unquestionably clean and sanitary condition so that incoming tenants coming into an occupied apartment experience the same quality product as an incoming tenant moving into an empty apartment. If renewing Tenant fails to perform these tasks in an acceptable manner, Management will employ a professional cleaning crew to clean the Leased Premises at Tenant's expense.

14. **Smoke Alarms and Fire Prevention Systems.** Safety and security of Tenant is of the utmost importance to Landlord. **There will be a \$500 fine per incident for any tampering with a smoke detector** (i.e., removing batteries, removing device, covering the device with plastic, etc.), **unnecessarily discharging a fire extinguisher, pulling emergency fire alarms in non-emergency situations, pushing the emergency call button in an elevator in non-emergency situations, and/or tampering with any sprinkler head. The person found in violation of these acts or anyone found to be an accessory to said act, including the**

**tenant(s) who provided access to the perpetrator if the perpetrator is not a tenant of College Town Communities, will be held fully responsible.**

Tenant must follow all fire safety guidelines outlined in the College Town Communities Resident Handbook. If said guidelines are not followed and multiple false fire alarms are reported within our system for any one apartment, the following steps will be taken: For the first two false alarms, Tenant will receive a warning and information on how to prevent future false alarms. **For the third and all subsequent false alarms, Tenant will be fined \$200.00 per false alarm, whether it is triggered by smoking, unattended cooking, cooking in a dirty oven or cooktop, or any other prohibited and/or dangerous practice. If there are multiple false alarms, the cause of which is determined to be dirty burner pans and/or cooking surfaces, Management will employ a professional cleaning crew to clean the stove at the Tenant(s)'s expense.**

Tenant may not remove, disconnect or intentionally damage a smoke detector or remove the battery without immediately replacing it with a working one. If Tenant does not comply with this, he may be subject to damages, civil penalties and attorney's fees under state law. After moving in, Tenant is responsible for keeping the smoke detector in working order. Landlord can require that Tenant pay in advance all costs relating to the replacement or repair of a security device, if due to Tenant misuse or damage. At the end of the term, Tenant will leave the Leased Premises clean and in good condition, with the exception of ordinary wear and tear. Tenant shall remove all belongings and surrender all keys to the Landlord upon expiration of this Lease.

Landlord is not liable to Tenant for any personal injury or damage or loss of personal property from fire, smoke, rain, flood, water leaks, hail, ice, snow, lightening, wind, explosion, theft, vandalism, or surges or interruption in utilities, except to the extent that such injury, damage or loss is caused by Landlord's gross negligence. It is mandatory that Tenant purchases renters' insurance to cover his possessions. Landlord has no duty to remove ice, sleet, or snow, but may do so in whole or part, with or without notice to Tenant.

15. **Assignment/Subletting Restrictions.** Tenant may not assign this agreement or sublet the Leased Premises without the prior written consent of the Landlord. Any assignment, sublease or other purported license to use the Leased Premises by Tenant without the Landlord's consent shall be void and shall (at Landlord's option) terminate this Lease.
16. **Utilities/Services.** All utilities are included in this Lease for \_\_\_\_\_. That includes water, sewer, refuse, snow removal, lawn care, electric, cable and internet. Management will have the sole discretion to select utility providers, except where prohibited by law. These utilities are expected to be within a normal range, and the Tenant is expected to live responsibly and monitor all utility use. The Tenant is responsible for excessive charges, if experienced, for each utility, including all utilities associated with heating and cooling. The Tenant will be charged for the following, and should be included in the next month's rent: water & sewer in excess of \$40 per month; refuse charges for bulk item removal, which need to be scheduled with the refuse department; and electric bills in excess of \$100 a month for single units and \$125 a month for two & four bedroom units. (Campus Heights has gas heat & hot water; School House Lofts has electric hot water; and College Station has gas hot water.) Such payments will be considered additional rent. Landlord is not liable for any losses or damages Tenant incurs as a result of outages, interruptions, or fluctuations in utilities provided to Tenant's apartment unless such loss or damage was the direct result of gross negligence of Management or its employees. It is the Tenant's responsibility to contact Management immediately about any strange noises or smells associated with plumbing, heating, or electrical systems.
17. **Landlord's Right to Enter.** Landlord may, at reasonable times, and without notice, enter the Leased Premises to inspect it, to make repairs or alterations, and to show it to potential buyers, lenders, or Tenants. This includes Landlord's respective agents, employees, service technicians, and representatives.
18. **Pets.** Tenant may not bring or keep pets in the Leased Premises. Any Tenant found in violation of this section of the Lease will be **fined a rate of \$50 per day** until the pet has been removed from the premises. This includes animals that are said to be "visiting."
19. **Laws and Regulations.** Tenant must, at Tenant's expense, comply with all laws, regulations, ordinances and requirements of all municipal, state and federal authorities that are effective during the term of the Lease agreement, pertaining to the use of the premises. Tenant must not do anything that increases the Landlord's insurance premium.
20. **Legal Fees.** If Landlord is successful in a legal action or proceeding between Landlord and Tenant relating to the non-payment of rent or recovery of possession of the Leased Premises, Landlord may, to the extent legally

available, recover reasonable legal fees and costs from the Tenant, and such fees and costs recovered shall be deemed additional rent.

21. **Inspection at Move-In.** It is the responsibility of the Tenant to conduct a thorough walkthrough of the Lease Premises at move-in and to note on the Move-in Unit Inspection Diagram provided by Landlord any imperfection, damage, or maintenance issue. The Move-In Inspection Diagram must be submitted in writing to Landlord within 48 hours of receiving the key. Failure of Tenant to provide this inspection report will indicate that Tenant has accepted the Leased Premises in its current condition and all improved improvements are in good, habitable, and acceptable condition as of the date of occupancy.
22. **Quiet Enjoyment.** If Tenant promptly pays rent and obeys all of the terms of this Lease, the Tenant may remain in and use the Leased Premises without interference by Landlord. Enjoyment of the premises is predicated on the fact that there will be no noise pollution caused by such activities that would affect Tenant's neighbors. University officials and parents of Tenants will be notified, in writing, if multiple reports of noise pollution are filed against Tenant's apartment to Management.
23. **Binding Obligations and Entire Agreement.** This Lease agreement is binding on Landlord and Tenant and those that lawfully succeed to their rights or take their place. Tenant and Landlord have both read this Lease and affirm that this Lease contains the entire and only agreement between the parties.
24. **Joint and Several Obligation.** If more than one person executes this Lease as a Tenant, the obligations of all Tenants shall be joint and several with each Tenant assuming full liability for the obligations under this Agreement. This means that if any one person fails to pay rent, or uphold the responsibilities listed in this contract, the Landlord can make one or all Tenants pay the full amount of rent owed. It is this Landlord's practice to pursue only the Tenant that is in direct violation of the Lease terms.
25. **Keys.** Tenant will be provided a magnetic key fob for entrance into all doors within the building to which Tenant has been authorized access. The key will be activated at 7am on Tenant's move-in date, and de-activated on midnight of Tenant's move-out date. It is Tenant's responsibility to make proper arrangements for both events to insure satisfactory entry and departure. Certain doors will have restricted access during certain hours of the day (i.e., the laundry room). **If a key fob is lost or not returned at the end of the lease, even if Tenant is returning the following lease year, a fee of \$100 will be charged** and Landlord cannot guarantee how quickly a replacement can be furnished. **If a mailbox key is lost, a fee of \$25 will be charged for the first replacement key. For any additional occurrences, there will be a \$50 mailbox key replacement fee per occurrence.** The doors and locks are not to be broken, altered, or replaced by Tenant.

Where applicable, identification cards may be issued to Tenant and will then be the responsibility of Tenant to protect. There is a \$25 fee for a replacement card.

A parking sticker is issued to Tenant at move-in or when a vehicle is registered in the Resident Portal. Only one sticker will be issued per tenant. There is a \$25 fee for a replacement sticker.

26. **Landlord Does Not Give Up Rights.** If Landlord fails to enforce any clauses in this Lease, Landlord may enforce these clauses at a later time without penalty.
27. **Additional Signers to the Lease and Guaranty.** All signers of this Lease and the corresponding Guaranty Agreement Addendum are responsible for all financial obligations. This includes, but is not limited to: rent, late fees, damages, excess utility charges, and other costs over the security deposit.
28. **Indemnification.** Notwithstanding any term of this agreement, Tenant shall indemnify, defend and hold harmless Landlord and its corporate affiliates, current or future management, partners, officers, faculty, staff, employees, agents, and their respective successors, heirs and assigns (the "Indemnities") against any claim, liability, loss, cost, damage, deficiency, exposure or obligation of any kind or nature (including without limitation reasonable attorneys' fees and other costs and expenses of litigation) incurred by or imposed upon the Indemnities or any one of them in connection with any claims, suits, actions, demands, or judgments arising out of this Agreement (including, but not limited to, actions on the form of tort, warranty or strict liability).
29. **Additional Terms and Conditions Agreed to by Both Parties.**
  - a. No pets of any kind.
  - b. No partying, beer kegs, large groups of people, drugs, hookah pipes, e-cigarettes/vaping, grills, smoke or fog machines, candles, incense, firearms\*, Kegeators, space heaters, or aquariums. \*We have a ZERO tolerance policy on any type of firearm on our properties. This includes in the Leased Premises, in any

portion of any building, in Tenant's car on our parking lot, etc., regardless of Tenant's licensing to possess or carry. If discovered on our property, Tenant will be brought to the attention of the local police and eviction proceedings will begin immediately.

- c. No loud noises or sounds that affect other Tenants.
- d. No person(s) is to live in or sleep in Leased Premises for longer than three (3) days at a time except name(s) on this Lease.
- e. No cooking is permitted in the living rooms, bedrooms, or bathrooms of any unit including, but not limited to, use of the following appliances: rice cookers, toaster ovens, skillets, griddles, coffee makers, hot pots, crock pots, pressure cookers, etc. All cooking must be done in the kitchen or on the kitchen counter.
- f. Upon termination of Lease, all items must be removed. For any item left in Tenant's apartment or near the building's dumpster, a fee will be deducted from the security deposit. Any property left behind will be deemed abandoned by Tenant, and Landlord can take such action as desired and charge Tenant with costs incurred to keep, sell or dispose of such property without liability to Landlord.
- g. The parking lot is for Tenant use only; Tenants are issued a parking sticker which must be visible from the rear window, driver's side at all times. All other cars parked on lot will be ticketed by local police or security or towed at owner's expense. This includes rental cars, temporary cars, and cars owned by friends, relatives, etc.
- h. MOLD: Mold growth depends largely on how Tenant manages and maintains the Leased Premises and on Tenant's prompt notice to Management in writing via email of such mold conditions. Landlord will not be responsible for any damages or injuries to Tenant or any other person relating to mold caused, in whole or in part, by Tenant's failure to clean or maintain the Leased Premises as herein required, or to promptly notify Management of such occurrence. Tenant agrees to do the following: Keep the entire Leased Premises clean and dry, remove all moisture accumulation on windows, walls, ceilings, floors and other surfaces immediately, use fans and windows to ensure proper ventilation of kitchen, bathrooms and entire apartment, and immediately notify Management in writing via email of any water leaks or excess water in the Leased Premises or its vicinity, such as plumbing or roof leaks, drips, sweating pipes, flooding or puddling of water.
- i. NO SMOKING in ANY part of the building.
- j. Tenant is bound to all rules and guidelines as explained in the College Town Communities Resident Handbook, which is always available online or in the Leasing Office.

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College Town Communities  
(Landlord or Landlord's authorized agent)

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Tenant's Signature

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Tenant's Name (Printed)

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Tenant's Email Address

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Tenant's Cell Phone