

**RESIDENTIAL LEASE  
FOR LOFT, APARTMENT, OR PRIVATE RESIDENCE**

**BROOKSIDE COURT  
MADISON COURT**

THIS IS A RESIDENTIAL LEASE. IT IS A LEGALLY BINDING CONTRACT BETWEEN THE LANDLORD, THE LANDLORD'S AGENT, THE TENANT, AND HIS/HER GUARANTOR. THE TENANT AND GUARANTOR SHOULD READ THIS LEASE CAREFULLY. THIS RESIDENTIAL LEASE CONTAINS WAIVERS OF YOUR RIGHT AS A TENANT. THE TENANT SHOULD NOT SIGN THIS LEASE UNTIL HE/SHE UNDERSTANDS ALL OF THE AGREEMENTS OF THIS LEASE.

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  
**Brookside Court:** 101-103 Brookside Avenue, Shippensburg, PA 17257  
**Madison Court:** 14 Kenneth Avenue, Shippensburg, PA 17257

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

1. **Leased Premises.** The Leased Premises are those premises described as: \_\_\_\_\_ located at \_\_\_\_\_ . 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.** This Lease shall begin on \_\_\_\_\_ and end at 12:00 Noon on the \_\_\_\_\_. 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 rental amount for the Leased Premises is \$ \_\_\_\_\_, per person for the lease term payable in three installments as outlined below and on Page 2, Section 5 of this Lease.

The First Installment in the amount of \$500.00 is due by March 1, 2019. This is a partial rent payment and will be credited toward Fall Semester, 2019, rent. If Lease is signed after March 1, 2019, the First Installment is due in full at lease signing.

The Second Installment in the amount of \$ «Second\_Installment» (the balance of the Fall Semester, 2019, rent) is due by August 1, 2019.

The Third Installment in the amount of \$ «Third\_Installment» (the full Spring Semester, 2020, rent) is due by December 15, 2019.

If Tenant relies on financial aid to pay for housing, Tenant may extend the Second and Third Installment due dates provided the following provisions are met. Prior to August 1, 2019, 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. Landlord must agree in writing that proof of financial aid is adequate. Immediately upon disbursement of funds in the Fall Semester, 2019, Tenant is required to pay the remaining balance of Fall Semester, 2019, rent due in full. Immediately upon disbursement of funds in the Spring Semester, 2020, Tenant is required to pay the full amount of Spring Semester, 2020, rent in one payment.

Provided valid documentation of financial aid has been provided by August 1, 2019, the deadline for the Second Installment will be extended to October 1, 2019, and the deadline for the Third Installment will be extended to February 15, 2020.

Rent can be paid to the Landlord's address listed above, placed in the rent box next to or on the Rental Office door, or paid directly through the online Resident Portal. Rent will not be prorated for partial months. Landlord need not give notice to, i.e., make demand upon, 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 provider. If Tenant mails the rent to the Landlord, the date of payment will be the date the letter is received by the Leasing Office.

- 4. Administrative Fee and Security Deposit.** Upon Tenant's execution of this Lease, Tenant must make a payment of \$300.00 to Landlord. This payment includes a \$100.00 non-refundable Administrative Fee and a Security Deposit payment of \$200.00 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.

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 rent and 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 by Tenant, 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. Ensure that the Leased Premises, including all appliances, fixtures, and furnishings, is cleaned to the satisfaction of Landlord;
- b. Ensure 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 email 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." If Tenant has agreed in writing that all financial correspondence be conducted electronically, Landlord will email to the address on file notice of the Landlord's intention to impose said claim against the Security Deposit.

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

<b>Administrative Fee:</b>	\$100.00 (due at lease signing, regardless of financial aid status)
<b>Security Deposit:</b>	\$200.00 (due at lease signing, regardless of financial aid status)
<b>First Installment:</b>	\$500.00 (due March 1, 2019 regardless of financial aid status; if Lease is signed after March 1, First Installment is due at lease signing.)
<b>Second Installment:</b>	\$ _____ due August 1, 2019; for financial aid recipients who've submitted proof of adequate aid, due date is extended to October 1, 2019.
<b>Third Installment:</b>	\$ _____ due December 15, 2019; for financial aid recipients who've submitted proof of adequate aid, due date is extended to February 15, 2020.

- 6. Late Fees/Additional Fees.** If Tenant is paying out of pocket OR has not provided valid confirmation of financial aid for the Fall Semester, 2019, to the Landlord prior to August 1, 2019, and the Second Installment is not paid in full by August 1, 2019, a late fee of \$250 will be charged. Additional late fees of \$10.00 per day will accrue after the second (2nd) day until payment is received.

If Tenant has provided valid confirmation of financial aid for the Fall Semester, 2019, to the Landlord prior to August 1, 2019, but the Second Installment is not paid in full by October 1, 2019, a late fee of \$250 will be charged. Additional late fees of \$10.00 per day will accrue after the second (2nd) day until payment is received.

If Tenant is paying out of pocket OR has not provided valid confirmation of financial aid for the Spring Semester, 2020, to the Landlord prior to December 15, 2019, and the Third Installment not paid in full by December 15, 2019, a late fee of \$250 will be charged. Additional late fees of \$10.00 per day will accrue after the second (2nd) day until payment is received.

If Tenant has provided valid confirmation of financial aid for the Spring Semester, 2020, to the Landlord prior to December 15, 2019, but the Third Installment is not paid in full by February 15, 2019, a late fee of \$250 will be charged. Additional late fees of \$10.00 per day will accrue after the second (2nd) day until payment is received.

Tenant agrees to pay a fee of \$50 for any check that is not honored by the bank. Landlord reserves the right to require future rent checks 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.

All fines, utility overages, and fees such as for replacement keys, returned check charges, etc. are considered "Rent" and must be paid within ten (10) days of notification. Failure to make full payment in a timely manner may result in additional late fees.

- 7. Move-In Review and Inspections.** It is the responsibility of Tenant to conduct a thorough walkthrough of the Leased Premises at move-in and to note on the Move-in Review provided by Landlord any imperfection, damage, or maintenance issue. The Move-In Review must be submitted in person to Landlord within 48 hours of receiving the key code. Failure of Tenant to provide this inspection report will indicate that Tenant has accepted the Leased Premises in its current condition and that the Leased Premises is in good, habitable, and acceptable condition as of the date of occupancy.

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

- 8. 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 finds a fully qualified replacement prior to the lease start date 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 Lease Termination Fee (and not as a penalty) equivalent to 1/5 of the per semester rent, per their current Lease rate, as express consideration for the right to end this Lease early and as liquidated damages intended to offset administrative cost, and other reasonably anticipated damages incurred by Landlord as a result thereof (the parties further expressly agreeing that such amount is mutually bargained for and reasonable under the circumstances because Landlord's damages are difficult to estimate). Tenant's Security Deposit will also be

forfeited in accordance with Section 4 of this Lease. Lease will not be terminated until the Lease Termination Fee is paid in full. If Tenant fails to find a fully qualified replacement prior to the lease start date but Landlord 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 Lease Termination Fee (and not as a penalty) equivalent to 2/5 of the per semester rent, per their current Lease rate, as express consideration for the right to end this Lease early and as liquidated damages intended to offset administrative cost, and other reasonably anticipated damages incurred by Landlord as a result thereof (the parties further expressly agreeing that such amount is mutually bargained for and reasonable under the circumstances because Landlord's damages are difficult to estimate). Tenant's Security Deposit will also be forfeited in accordance with Section 4 of this Lease. Lease will not be terminated until the Lease Termination Fee is paid in full.

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. Tenant's Security Deposit will also be forfeited in accordance with Section 4 of this Lease. An inspection will be completed as soon as it becomes apparent that the Leased Premises have been vacated. Any damages to the Premises that are the result of gross negligence will also be charged to the Tenant, and Tenant will be notified of the claim to impose such charges in accordance with Section 4 of this Lease.

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 an Early Termination Fee (and not as a penalty) equivalent to one-third of the per semester rent, per their current Lease rate as express consideration for the right to end this Lease early and as liquidated damages intended to offset administrative cost, and other reasonably anticipated damages incurred by Landlord as a result thereof (the parties further expressly agreeing that such amount is mutually bargained for and reasonable under the circumstances because Landlord's damages are difficult to estimate). Tenant's Security Deposit will also be forfeited in accordance with Section 4 of this Lease. An inspection will be completed as soon as it becomes apparent that the Leased Premises have been vacated. Any damages to the premises that are the result of gross negligence will also be charged to the Tenant, and Tenant will be notified of the claim to impose such charges in accordance with Section 4 of this 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 an Early Termination Fee (and not as a penalty) equivalent to a full semester's rent, per their current Lease rate as express consideration for the right to end this Lease early and as liquidated damages intended to offset administrative cost, and other reasonably anticipated damages incurred by Landlord as a result thereof (the parties further expressly agreeing that such amount is mutually bargained for and reasonable under the circumstance because Landlord's damages are difficult to estimate). Tenant's Security Deposit will also be forfeited in accordance with Section 4 of this Lease. An inspection will be completed as soon as it becomes apparent that the Leased Premises have been vacated. Any damages to the premises that are the result of gross negligence will also be charged to the Tenant, and Tenant will be notified of the claim to impose such charges in accordance with Section 4 of this Lease.

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.

If Tenant occupies the Leased Premises beyond the ending date of the Lease agreement, a charge of \$150 per day will be levied against the Tenant for each day beyond the ending date.

- 9. On-Site Bedroom or Unit Transfers.** During the Lease term, any Tenant who wishes to transfer to a different bedroom or unit from the one originally assigned by Management must get written approval from the General Manager prior to the move. Upon the General Manager's approval of the transfer and the signing of a Transfer Addendum by both Tenants and Management, a transfer fee of \$250 will be charged to each Tenant being transferred. Any deliberate, unapproved Tenant transfers will be subject to a transfer fee of \$500 per Tenant.

- 10. 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 a **\$100 fine per tenant will be imposed. The fine may be repeated for future occurrences.** Monthly inspections can continue and additional monthly fines can be levied if odors persist.
- 11. Occupants.** 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 Leased Premises. 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. The authorized occupants may only use the Leased Premises for residential purposes and may not use the Premises for commercial or business purposes. Tenants of multi-bedroom apartments which are not fully occupied are not to utilize in any way the other bedrooms or private baths. Use of unoccupied spaces not paid by Tenant or Tenant's guest(s) will result in additional rent and administrative charges in the amount of \$100 per day.
- 12. Guests:** A "guest" is defined as any person allowed entry to the Leased Premises but who is not contractually assigned to the specific apartment he/she is visiting. Guests are permitted with the following restrictions: guests must be accompanied by the Tenant at all times inside the Leased Premises; the guest's presence may not interfere with the rights of a roommate(s); overnight stays for one guest are limited to three (3) days at a time or no more than six (6) days in any consecutive thirty (30) day period. An "overnight stay" is defined as any stay within the hours of 11:00pm and 8:00am. The Tenant is responsible for the actions of their guest(s) in the Leased Premises at all times.

NO parents, older family members or individuals younger than eighteen (18) years of age can stay overnight in the facility at any time. The Leased Premises may NOT be used by anyone not listed on the Lease Agreement. **It is the obligation of all residents within the Leased Premises to make Management aware of anyone in violation of this guest policy. 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 a situation involving a guest is brought to the attention of Management or complaints arise for any reason about an unaccompanied guest or a guest visiting too often, Management may move toward placing a No Trespass order against said guest and eviction proceedings may begin for Tenant.

Due to local fire and occupancy codes, the number of guests allowed in the Leased Premises for a gathering is limited to no more than ten (10).

- 13. 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 online Resident Portal.
- 14. Renter's Insurance.** In order to protect Tenant, Tenant's belongings and Tenant's liability for other Tenants' belongings, Renter's Insurance is **highly recommended** for all Tenants of properties managed by College Town Communities. Renter's Insurance should 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.

If Tenant procures Renter's Insurance, a copy of the policy's Declarations Page or a Certificate of Insurance should 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 suggested are \$100,000 liability and \$20,000 personal property.

If Tenant chooses to renew or extend this Lease, Renter's Insurance should be active for the entire period during which Tenant lives in the Leased Premises and/or Tenant's property is stored in the Leased Premises.

**15. 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, lightening, 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.

**16. 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, fireplace units 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.**

**17. Maintenance of the Leased Premises.** Tenant shall, at Tenant's expense, maintain the Premises in a clean and sanitary condition at all times. This includes all common areas, interior and exterior, including but not limited to hallways, landings, porches, dumpster areas, etc. If during the periodic inspections, or at any other time, Landlord feels it necessary for an apartment to be cleaned because of continued neglect, 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 new 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.

College Town Communities contracts annually to employ a professional third-party pest control company. Per that contract, all Leased Premises are serviced and monitored several times a year to preserve a pest free environment. Landlord will assume responsibility for pests within the first fourteen days of the Lease Term. Within these first fourteen days, Tenant must notify Landlord in writing if Tenant believes there are any pests in the Premises at that time. Failure to notify the Landlord of any pest infestation within the first fourteen days constitutes an acknowledgement by Tenant that the Premises are pest free at the time of occupancy. After such time, it is deemed that the Tenant's living conditions were the cause of any such infestation.

Tenant agrees to prevent and control possible infestation by adhering to the following list of responsibilities. ALL furniture, mattresses and personal property MUST be pest-free at move-in. If Tenant stays in a hotel, public facility or other residence prior to move-in OR at any time during Tenant's occupancy of Leased Premises, Tenant agrees to inspect clothing, luggage, shoes, etc. to ensure that Tenant's possessions have not been infested by "hitchhiking pests/bed bugs." Tenant shall report any pest infestation problems immediately to Management.

Tenant shall cooperate with pest control efforts. If Tenant's apartment or a neighbor's apartment shows signs of pest activity, a pest management professional may be called to eradicate the problem. Tenant's Leased Premises must be properly prepared for treatment, including but not limited to allowing any inspector right of entry, moving personal property to allow access to all areas of the Leased Premises, and laundering or otherwise caring for personal property in the Premises before, during, and after treatment of the Premises. Tenant must comply with all recommendations and requests from the pest management specialist prior to treatment. Tenant agrees to reimburse Landlord for expenses including but not limited to pest management fees and attorney fees that Landlord may incur as a result of pest infestation in the Leased Premises that occur after the first fourteen days of occupancy. Tenant agrees to hold Landlord harmless from any actions, claims, losses, damages and expenses that may occur as a result of such a pest infestation. It is acknowledged that Landlord shall not be responsible for any loss of personal property to Tenant as a result of an infestation of pests. It is highly recommended that Tenant purchase Renter's Insurance to cover such losses, should they occur.

- 18. Smoke Alarms and Fire Prevention Systems.** Safety and security of Tenant is of the utmost importance to Landlord. **Tenant will be charged 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.**

After moving in, Tenant is responsible for keeping the smoke detector in working order. Tenant agrees that it is Tenant's duty to test the smoke detectors on a monthly basis. Tenant further agrees to notify the Landlord immediately through a Work Order of any problem, defect, malfunction, or failure of the smoke detector(s) and to notify the Landlord through said Work Order of the need to install, inspect, or repair the smoke detector(s). Upon receipt of Work Order, Landlord agrees to repair the smoke detector within seven days, assuming availability of labor and materials. Landlord can require Tenant to pay in advance all costs relating to the replacement or repair of a security device, if due to Tenant misuse or damage.

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 requirement, he may be subject to damages, civil penalties and attorney's fees under State law.

Tenant must follow all fire safety guidelines outlined in this Lease. 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.**

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, lightning, 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 highly recommended 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.

- 19. Assignment/Subletting Restrictions.** Tenant may not assign this agreement, allow temporary residency of the Leased Premises, 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. The maximum fine permitted by law will be assessed.

- 20. Utilities/Services.** All utilities are included in this Lease, including 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, payment of which should be made within ten (10) days: water & sewer in excess of \$40 per month; refuse charges for bulk item removal, which need to be scheduled with the local refuse department; and electric

bills in excess of \$40 a month per Tenant. Such payments will be considered additional rent and must be paid within ten days of receipt of the overage statement. 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 unusual noises or smells associated with plumbing, heating, or electrical systems.

Landlord reserves the right to turn off temporarily any utility or other services to the Leased Premises in order to make repairs or perform maintenance.

21. **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.
22. **Animals/Pets.** With strict and binding limitations, animals/pets are allowed within the Leased Premises. However, signing this Residential Lease does NOT allow Tenant to have an animal/pet in the Leased Premises. If Tenant chooses to have an animal/pet in the Leased Premises, Tenant MUST sign an "Addendum for Owning a Pet in Leased Premises" and have it approved and countersigned by Landlord. Per the Addendum, all necessary paperwork must be submitted and signed, including proof of vaccination/shots and registration of the pet, and all fees must be paid BEFORE any animal/pet may reside in the Leased Premises. All roommates must agree in writing that an animal/pet is allowed in the Leased Premises. If any roommate disagrees, the request to own an animal/pet will be denied. A maximum of two animals/pets per Leased Premises is allowed.

Any Tenant found housing an animal/pet in the Leased Premises without a signed and Landlord-approved "Addendum for Owning a Pet in Leased Premises" will be **fined a rate of \$50 per day** until the animal/pet has been removed from the Premises. This includes animals that are said to be "visiting."

23. **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.

Housing permits may be suspended by the Local Municipality when Tenant(s)/Guest(s) violate local ordinances/laws. Points are assigned to the property of each incident of a violation. If enough points are accumulated and the permit is suspended, the Leased Premises must be vacated and may not be occupied by anyone else during the suspension period. If this occurs, Tenant is still responsible for the rental and utility payments through the end of the Lease Term. Also, a fine of \$250 will be assessed to the Tenant for each point assessed against the property.

24. **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.
25. **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 nuisance noise 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 nuisance noise are filed against Tenant's apartment to Management. Should noise violations continue, Tenant will be fined a rate of \$50 per violation, in addition to any other local authority fines/violation costs.
26. **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.
27. **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 who is in direct violation of the Lease terms.



**28. Door Lock Codes, ID Cards, Parking Stickers.** Tenant will be provided with an individual door lock code for entrance into all doors within the building to which Tenant has been authorized access. The code will be activated at 8am on Tenant's move-in date, and de-activated at 12:00 Noon on Tenant's move-out date. It is Tenant's responsibility to make proper arrangements for both events to ensure satisfactory entry and departure. Certain doors will have restricted access during certain hours of the day (i.e., the leasing office). **If a code is lost, compromised, or forgotten, even if Tenant is returning the next year, a fee of \$50 will be assessed.** 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.

**29. 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.

**30. 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.

**31. 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).

**32. Additional Terms and Conditions Agreed to by Both Parties.**

- a. No partying, beer kegs, Kegeators, large groups of people, drugs, hookah pipes, e-cigarettes/vaping, grills, smoke or fog machines, fireworks, candles, incense, tiki torches or anything else that uses an open flame, space heaters, or aquariums.
- b. Landlord enforces a ZERO tolerance policy on any type of firearm owned or managed by College Town Communities. This includes in the Leased Premises, in any portion of any building, in Tenant's car on the Leased Premises' parking lot, etc., regardless of Tenant's licensing to possess or carry. If discovered on College Town Communities property, Tenant will be brought to the attention of the local police and eviction proceedings will begin immediately.
- c. The following are forbidden within and outside the Leased Premises: waterbeds, radio/television reception devices such as antennas and satellite dishes, portable dishwashers, awnings, window guards, installed shelves, screen doors, hot tubs, swimming pools, weight lifting equipment in excess of 25 pounds, and flammable, hazardous, or toxic substances or chemicals.
- d. Tenant agrees not to engage in any activity that threatens the health, safety, or right to peaceful enjoyment of the Premises by other residents or any criminal activity on or near such Premises.
- e. The manufacturing, intent to deliver, or possession of a controlled substance or drug paraphernalia is strictly prohibited. If a Tenant or Tenant's guests are in violation of this rule, Tenant will be subject to lease violation and/or eviction.
- f. Tenant agrees that no alcoholic beverages shall be consumed in the common areas of the building(s) and grounds within which the Leased Premises is located.
- g. Tenants and their guests are not allowed to go upon the roof of any building located within which the Leased Premises is located and shall not enter any area clearly designated as being closed to Tenants and others.
- h. Tenants and their guests/invitees may not engage in loud noises or sounds that affect other Tenants.
- i. 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.
- j. 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 motor vehicles must be registered within the online Resident Portal. All motor vehicles on the Premises must be currently licensed and inspected. All other cars parked on lot will be ticketed by local police or security or towed without notice at owner's expense. This includes rental cars, temporary cars, and cars owned by friends, guests, relatives, etc. If Management requests removal of an inoperable vehicle, including but not limited to cars, bicycles, motorcycles, watercraft, etc., said vehicle must

- be removed within 24 hours at the owner's expense. Failure to comply with the requested removal may result in towing without notice at the owner's expense.
- k. Because of limited parking, no commercial vehicles or trucks in excess of ¾ ton GVW, trailers, campers, or boats are permitted in or about the apartment community.
  - l. Washing and/or repair of vehicles is strictly prohibited on the grounds of the Leased Premises. Car parts, tires, detachable roofs, bike/ski racks, etc. may not be stored on or in the Leased Premises.
  - m. Tenant must obey all handicapped, reserved parking restrictions. Failure to comply will result in a \$50 fine.
  - n. Due to local government regulations and for safety reasons, no motor vehicles may be parked on the grass or sidewalks at any time. No motorbikes or motorcycles may be kept on balconies, patios, or inside the building at any time.
  - o. Tenants and their guests are prohibited from riding recreational vehicles such as skateboards, roller skates, scooters, bicycles, and similar vehicles inside apartment buildings. All such vehicles must be walked or carried into the building so as not to pose a hazard to other tenants or damage the hallways, walls, etc.
  - p. Bike racks are provided at most College Town Communities properties. Bikes must be kept either at the racks or in other designated areas. For safety and security reasons, bikes may not be kept or chained in common areas or on the grounds. If bikes are found anywhere except where designated, it will be necessary to cut the chain or lock so it can be removed. If that happens, Tenant will not be reimbursed for the cost of the lock or chain.
  - q. Tenant shall not place or permit to be placed or store items on windowsills, ledges, balconies, or porches and shall not hang laundry or other items from the balconies, windows, or common areas.
  - r. Balconies and porches are not to be used for storage or as dumpsters. The only items permitted on these areas is exterior lawn furniture. A removal/disposal fee of \$25 per bag will be charged by any Tenant leaving trash outside the Leased Premises.
  - s. If there is a balcony included with Leased Premises, Tenant agrees not to engage in any inappropriate behavior which may include, but is not limited to, the throwing of objects, obscene language, harassment of passersby, or any other behavior which could result in a criminal citation. If Tenant engages in such behavior, Landlord reserves the right to restrict any and all access to the balcony area by Tenant and/or Tenant's guests.
  - t. 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, use shower curtains properly so as to contain water, 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.
  - u. Upon termination of Lease, Tenant must remove all of Tenant's possessions. For any item left in Tenant's apartment or at 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.
  - v. **NO SMOKING is allowed in ANY part of the building. Cigarettes must be disposed of in designated smoke canisters ONLY and are not to be thrown into shrubbery, grassy areas, off the balcony or porch, or anywhere else on the Premises.**