

TERMS AND CONDITIONS OF CONTRACT FOR ARMORY HOUSE ANNEXES

- 1. Duration of Contract and Release Provisions:** This contract is binding upon the Student and his parent(s) or guardian(s) for the term selected on the front of this contract. The student shall not conduct any activity on the premises of Armory House Annexes which is or may be unlawful under local, state, or federal law, or which may otherwise constitute a nuisance to other tenants of Armory House Annexes, or to the public.

Breach by Student of any obligation of Student under this lease, including breach of any provision of the University of Illinois Code of Student Conduct to which the Student is herein obligated to follow, may allow the Proprietor, after giving any notice required under the laws of Illinois, to terminate this lease with Student.

Default by Student resulting in termination of lease by the Proprietor may allow Proprietor, at Proprietor's election, to declare the entire amount of rent for the balance of the lease term to become due and owing from Student at once, together with any sums due from Student prior to such termination.

Furthermore, it is understood that any expense or costs incurred by the Proprietor in the enforcement of any provision of this agreement, including Proprietor's reasonable attorney's fees shall be paid for by the student (or parent/guardian). If it is necessary to pursue delinquent accounts in court, the student agrees to pay \$50 for each court appearance, if the Proprietor represents himself.

- 2. Application of Security Deposit:** After a contract is signed, a refund of the security deposit will be made within 30 days of the end of the contract period. If the contract is to be terminated earlier than the end of the regular term, the security deposit is forfeited. At the end of the contract term, the security deposit will be refunded subject to the right of the Proprietor to retain the funds to cover any delinquent charges, or to cover payment of any damages to the premises.

3. General Rules:

- a. **ROOM ASSIGNMENT AND CONSOLIDATION:** (1) Changes in room assignments may be made only with the approval of the Proprietor. (2) The Student agrees not to sell, sub-lease or assign his contract to anyone, without the written consent of the Proprietor. In the event that the Student chooses to sub-lease his/ her space, a **\$250** sublet fee will be charged. (3) If one of the contracting students vacates a room in accordance with the terms of this contract, the remaining student or students agree to accept another roommate, assigned by the Proprietor, or move into another room if so requested by Proprietor.
- b. **OCCUPANCY OF ROOM:** Early move-in prior to the official date of occupancy must be approved by management. Student must submit their request in writing, and include proper documentation to substantiate their reason for needing an early move-in date. There will be a **charge of \$25 per day for each day prior** to the start of the official contract period once approval is given.
- c. **INSPECTION AND CARE OF ROOM:** The Student shall be responsible for maintaining his room in a neat and orderly fashion at all times and to correct any abuse called to his attention by the Representatives of the Proprietor. Proprietor shall have the right to enter any space at any time for the purpose of inspection or maintaining it, or for the purpose of enforcing regulations. The Student shall be responsible for all damages to the Proprietor's property in a room during his term of occupancy. The Student shall not alter the Proprietor's property in any way (ie: painting, removing carpeting, equipment, etc.) without written permission of the Proprietor. The Proprietor reserves the right to change the Armory House Annex rules during the course of the year, if necessary, in order to protect the rights to peace, quiet, and security for all, and will properly notify residents of any such changes.
- d. **PETS:** The housing of pets or laboratory specimens are prohibited in Armory House Annexes (\$25 per day charge per pet) unless the student has the written permission of the proprietor and said student has signed and agreed to all provisions contained in the Pet Addendum.
- e. **LOSS OR PROPERTY:** The Student shall be responsible for the security of his own property. The proprietor accepts no responsibility for theft, damage or other loss of money, valuables or personal effects of the Student. Student agrees that any personal effects, valuables or other property of the Student left in the Armory House Annexes after expiration of the current rental period and not reclaimed within 60 days after the end of such period, shall be considered abandoned property and may be retained by the Proprietor as his property or may be disposed of by sale or donation, or in such other manner as the proprietor at his sole discretion may determine. Any proceeds derived from the sale or other disposition shall be the property of the Proprietor.
- f. **HOUSE FURNISHINGS:** Proprietor will furnish a bed, chest of drawers, desk (and small sofa if space allows) in each individual bedroom. The shared living area of 1113 S. Arbor units 1 & 2 will include one sofa, one chair, one coffee table, one end table, one television, and one five-piece dining set. **Our units are rented fully furnished and we do not have adequate or proper space to store furnishings.** The only exception to this rule is if a student needs to provide their own mattress for medical reasons (written documentation must be provided) and there will be a **\$100 charge for storage** of the AH Annex mattress. Lofting of beds is not permitted. **Armory House Annex furnishings are not to be removed from the property.**
- g. **UTILITIES:** Proprietor shall furnish electric, gas, water, local phone service, cable television, internet, garbage, and sewer. It is the responsibility of the tenant to notify the AHP office of any maintenance issues which may result in higher utility costs such as a running toilet, or problems with the furnace or air conditioner, so they can be attended to promptly. Satellite dishes are not allowed to be used in any Armory House Annex.

- 4. Provision:** If any provision herein is declared invalid, it shall be considered deleted from this contract and shall not invalidate the remaining provisions of this contract.