

ARMORY HOUSE SUITES

1010 S. Second St., Champaign, Illinois 61820

Phone: (888) 384-4499 Fax: (217) 337-888

Contract for Room Summer 2010



This Contract between Mr. and Mrs. Neil Foltzler, Proprietors of Armory House Suites, hereinafter referred to as "Proprietor", and

LAST NAME	FIRST NAME	MIDDLE NAME	UIN	
STREET	CITY	STATE	ZIP	COUNTRY

hereinafter referred to as "Student", Witnesseth:

- The Student agrees to pay the applicable rate for the space which the Student selects for the entire term of the contract. The Proprietor agrees to provide housing accommodations in accordance with and subject to the following conditions: Student shall have exclusive use of one bedroom, to include separate locking entrance door and pin lock to adjoining bathroom door.
- The Student agrees to pay the applicable rate for the **summer terms selected below**. The Student agrees to assume and be primarily responsible for all rental payments and other obligations provided for in this Contract for Room.
 - Summer Session 1: May 16- June 13, 2010 (\$500)**
 - Summer Session 2: June 13- August 8, 2010 (\$1,000)**
 - Summer Session 1 & 2: May 16- August 8, 2010 (\$1,300)**
- The return of this **signed Contract** and **application** along with the **\$100 (non-refundable) processing fee, and \$150 security deposit** will hold the space while your application is being reviewed. Acceptance by Proprietor of this Contract is subject to credit approval and available space. If space is not available, the Contract will not be accepted, and all payments except the contract fee will be refunded.
- After the initial payment is made, the **remaining balance is due prior to the start of the contract**.

Duration of Contract and Lease Termination:

- 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 Suites 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 Suites, 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.
- If it is determined that the Student has signed a contract with any other housing facility in addition to Armory House Properties, the Proprietor reserves the right to cancel the Student's contract with Armory House Properties.
- Furthermore, it is understood that any expense or costs incurred by the Proprietor in the enforcement of any provision of this Contract, 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.

Room Assignment and Consolidation:

- The Proprietor shall make all necessary room assignments at his sole discretion. He agrees to take into account the preference of the individual students in making these assignments.
- Changes in room assignments may be made only with the approval of the Proprietor. Any Student whose actions are found to be detrimental to the welfare of the student-living group may be required to move into another space.
- 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.

Care of Room, Equipment, and Inspection:

- 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 reserves the right to charge for any damage caused by the Student.
- 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.

Provisions:

- 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.

I hereby agree to assume and be primarily responsible for all rental payments and other obligations provided for above and hereby acknowledge that I have received, read, understand, and agree to the terms and conditions specified in the Contract for Room Summer 2010 for Armory House Suites Residents. I have read and understand the Refund and Cancellation provisions specified in this Contract.

In Witness Whereof the parties hereto have executed this Contract as of the _____ day of _____ A.D. 20_____.

Student Signature

Parent/ Guardian Signature

Mr. & Mrs. Neil Foltzler