



Reed College 2008 Summer Only Contract

Effective Dates

This contract is for housing at Reed College over the summer from **Wednesday, May 21, 2008 at noon, through 5pm on Friday, August 15, 2008**. Students that are renting apartments that currently live in the dorms are allowed to stay in their current room until noon, Wednesday May 21.

Students that are living in an apartment for the summer will move into a dorm room early so that the summer rental apartment can be cleaned for the new tenants. On Friday, August 15, starting at noon, students with a signed contract to live in the dorms for the 2008-2009 academic year will be able to move out of their apartment into their assigned dorm room for the academic year.

This period of time is a special move in time and students are asked to pay special attention to their living environment so that the halls can be cleaned and prepared for opening. Students are requested not to have overnight guests during this period in the residence halls. In addition, the common living spaces should be kept neat and orderly and boxes and other items in common spaces should be promptly stored and recycled.

Termination

Students desiring to terminate their summer contracts may do so in writing on or before May 12, 2008 at noon. After that date, any student with a signed contract will be expected to fulfill the contract until August 15, 2008.

Occupancy Details

Only full-time continuing students are permitted to sign a rental contract for a summer apartment. To be eligible, students must be enrolled in at least 3 units in Spring 2008 and three units in the Fall 2008. The summer maximum occupancy for the apartments is three people in a two bedroom apartment or two people in a one bedroom.

Tenant Responsibilities

All guidelines and policies listed in the Reed College Apartments Rights and Responsibilities Guide and the Reed College Residential Rights and Responsibilities are incorporated by this reference, except to the extent superseded by this contract.

Rental Rates

Rent for the apartments is due in advance on the first of the month in June, July, and August to the Business Office. Arrangements for late payments must be brought to the attention of the Assistant Dean of Residence Life prior to the 5th of the month. If the rent for the month is not received by the 5th of the month, a daily late fee of \$5.00 will be assessed for each day the rent remains unpaid. If no arrangements have been made with the Assistant Dean, and if payment in full (including all accumulated late fees) is not received by the 15th of the month, Reed College reserves the right to terminate this contract and, upon termination, the College has the right to immediate possession of the room. If you fail to vacate the room and deliver possession to the College, you will be deemed guilty of an unlawful detainer and subject to eviction. Even if Reed College terminates this contract and recovers possession of the room, you will remain liable for payment of all unpaid rent and late fees. Monthly rent charges will be added to your tuition account, so non-payment will also impact your registration clearance. Utilities are included in the monthly rental rate. There will be an additional utility charge of \$50 a month if student(s) install air conditioner units.

One Bedroom Apartment - \$780 per month Two Bedroom Apartment - \$920 per month

(Initial and date here signifying you have read, understand, and agree to the above terms of the contract.)

Cleaning and Maintenance

Unoccupied apartments will be cleaned starting on May 20, 2008. In addition, throughout the summer there may be maintenance work scheduled for your apartment for which we will need your cooperation. It is the tenant's responsibility to clean the apartment and report any maintenance concerns to Facility Services in a timely fashion.

Summer Guests

Occasional overnight guests are permitted in a student's room with the consent of the roommate(s), if any, for a total of 14 days during the summer. (A guest is defined as any person other than the official occupant of the room.) Guests need to be registered with the community safety office.

Furniture

The one bedroom apartments have one set of bedroom furniture and the two bedroom apartments have two sets of bedroom furniture. Students must provide additional furniture for the summer if desired.

Subleasing

Students may not sublease or assign this contract or sublet their room, or any portion of it. Any attempts to sublease or assign this contract will be null and void, will constitute a violation of this contract, and may at the option of the College, be grounds for administrative and termination as specified in the RCARRG and RCRRRG.

By signing this contract, you agree to the conditions outlined above and the 2008-2009 RCARRG and RCRRRG.

Current Reed Student's Printed Name/ID #

Signature

Date

Please do not write in this space *(please circle)*

White - Residence Life

Green - Student

Dorm _____

Room Number _____