



RCA and Birchwood Apartments 2009 Summer Only Contract

Effective Dates:

This contract is for housing in the Reed College Apartments (RCAs) and the Birchwoods from **Tuesday, May 19, 2009 at noon, through 5 PM on Tuesday, August 25, 2009.** Students who are renting apartments for the summer and who currently live in the dorms are allowed to stay in their current room until Tuesday, May 19 at noon. **Early move-in is not permitted.**

On Tuesday, August 25 starting at 9 AM, students with a signed contract to live in the dorms for the 2009 - 2010 academic year will be able to move out of their Reed summer apartment into their assigned dorm room for the academic year, so that the summer rental can be cleaned for the new tenant.

This day, Tuesday, August 25, is a special move-in time only for those transitioning from on-campus apartments to dorms. 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 in the residence halls during this period. 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 By the Student:

Students desiring to terminate their summer contracts may do so in writing on or before May 22, 2009 at noon. After that date, any student with a signed contract will be expected to fulfill the contract until August 25, 2009.

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 2009 and three units in the fall 2009. The summer maximum occupancy for the apartments is three people in a two-bedroom apartment or two people in a one bedroom. Subleasing your contract is prohibited, and may result in the termination of your contract.

Tenant Responsibilities:

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the Reed College Apartments Rights and Responsibilities Guide are incorporated by this reference, except to the extent superseded by this contract.

Rental Rates:

Rent for the apartments is due 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 apartment. If you fail to vacate the apartment 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 apartment, you will remain liable for payment of all unpaid rent and late fees.*** Utilities are included in the monthly rental rate. There will be an additional utility charge of \$50 a month if the student(s) install air conditioner units.

One Bedroom Apartment: \$806 Two-Bedroom Apartment: \$952

(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 19, 2009. 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 immediately. **Apartments will be inspected at least once during the summer contract to assess the need for repairs and/or upgrades.**

Summer Guest:

Occasional overnight guests are permitted in a student's apartment 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 must 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. Reed furniture will not be removed.

Subleasing:

Students may not sublease or assign this contract or sublet their apartment, 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 termination as specified in the Reed College Apartments Rights and Responsibilities Guide.

Termination By the College:

The College may deem it necessary to terminate the contract for noncompliance with any of the provisions of the contract, including the RCARRG and any additional guidelines, or for non-compliance with the health and fire safety provisions.

By signing this contract, you agree to the conditions outlined above and the 2009 - 2010 Reed College Apartments Rights and Responsibilities Guide.

Current Reed Student's Printed Name/ID #

Signature

Date

Please do not write in this space

RCA / Birchwood (please circle)

Apartment Number: # _____