

Brighton Apartments & Townhouses – Addendum to the Contract

ADVERTISING: No advertising or soliciting is permitted on property. Solicitors should be reported to the manager.

AIR CONDITIONING: Student is responsible to use air conditioners responsibly. Thermostat should not be set below 72 degrees. NO outside air conditioner units are allowed on the property.

BICYCLES, SCOOTERS, MOTORCYCLES, 4 WHEELERS: Students may not store bicycles in the apartment at any time without management approval. Bike racks are provided in the parking lots in designated areas. DO NOT move the bike racks. Do not park any of these items on the lawn or side walk. All items must be parked in the parking lot. Student is responsible to remove these items when leaving the property. If manager is not notified of a bike being left by tenant over breaks, the bike is at risk of being disposed of at the end of each semester.

DAMAGES: Students are liable for any damages to the property. When more than one person is involved, each person will share in the expense. When students know who is responsible for any damage in public areas, they should provide such information to the manager. Individuals will be charged the actual cost including labor charges.

DECORATIONS: Appropriate decorations (posters, pictures, etc.) are encouraged. No items may be attached to the walls or doors with tape or nails. Please use only 3M/Command products. Use caution when removing the strips to prevent sheetrock damage.

ELECTRICAL APPLIANCES: Students should be especially careful in the use of curling irons, toasters, slow cookers, irons, candle warmers, etc. Minifridges are allowed but must have cardboard underneath. These appliances may cause damage to carpet, furniture, and countertops.

ENTERPRISES AND BUSINESSES: The operation of a business enterprise on the property is prohibited.

EVACUATION PROCEDURES: Students are expected to evacuate the property when a fire alarm is sounded. They should also be considerate of and obey the manager or other authority in the event of an emergency.

FIRE/SAFETY: All open flames and burning embers, such as candles and incense are prohibited. Tampering, disabling, or destroying any smoke detector or alarm is prohibited. Students should extinguish grease fires appropriately by covering the pan with a lid or damp cloth. Fire extinguishers should not be used to extinguish a grease fire. Please report all fires no matter how small to the manager.

FURNITURE: No furniture may be moved out of the room, apartment, or club house to which it is assigned. Furniture should not be stacked. Do not move the beds. Used furniture is not permitted in order to prevent potential bed bug infestations.

HOUSEKEEPING: Students are required to maintain order and cleanliness in their living accommodations at all times. Apartment clean checks are performed bi-weekly. Student gets one free fail of clean check, every fail after that the student will be charged \$10. Student is responsible to replace burned out light bulbs during the semester. Students will supply their own cleaning products to clean their apartment. Cleaning supplies must be appropriate for the task, such as using toilet bowl cleaner to clean toilets or sanitizers and scrubbing pads to clean sinks. Students will be charged \$30/hr per cleaning personnel if cleaning has to be performed either during the semester or following checkout. The entire apartment needs to be left white-glove clean before leaving.

KEYS: Keys to apartment and mailboxes will be issued by the manager during the check-in process. Students are advised to keep their apartments locked at all times when not occupied. No keys are to be duplicated. The typical cost for replacing a key is \$25 and \$45 to rekey the apartment if the key is lost.

LAUNDRY FACILITIES: Washers and dryers are installed in each apartment for the exclusive use of students in the apartment. The use of washers and dryers are free.

LINEN: Brighton provides a mattress cover on all mattresses. Students need to bring their own bedding. All beds are regular twin size. The typical cost for replacing a mattress cover is \$20.00.

MAINTENANCE: Students are responsible to notify the manager in writing as soon as possible if they notice anything in an apartment that requires repair work or maintenance. See "Property Conditions" section 12 of the BYU-Idaho Student Landlord Housing Contract.

MOTOR VEHICLE REPAIRS: No vehicles may be repaired, including oil changes, on the property. Repair or storage of automobiles, bicycles, motorcycles/parts, or similar mechanical devices is not permitted in the apartment or on the property.

PETS: No pets of any kind including fish and aquariums are allowed.

OCCUPANCY: Apartments will not be ready for occupancy before the first day of the contract. If arriving late for the semester/block check-in, please contact the manager to make arrangements. Accommodations may be made for university sponsored programs such as Get Connected, etc. Students should sleep in the bed that they contracted. All students are required to check-in.

PARKING: Students need to fill out a Vehicle Registration Card at check-in. Parking is free on the property to tenants with parking pass. Please only one vehicle per person. All 4 wheelers, dirt bikes etc. will need a permit or they are at risk of being towed/ booted at owner's expense. First parking pass is free, second pass will be \$35.00.

SECURITY: Students are counseled to lock doors to their apartments to protect personal belongings and to provide additional security. It is essential that each student take responsibility for security on the property.

TELEPHONES: Brighton does not provide telephones.

UTILITIES: Apartments whose utilities are in excess of the average for each apartment per month will be given a 20 day written notice. Students will be charged the actual cost overuse only.

WELCOME AND OTHER MEETINGS: At the beginning and sometimes during the semester, mandatory meetings are held to explain expectations and procedures that are critical for the student to know. All students will be held accountable for any information discussed or distributed in the meeting, whether or not they attend.

I have read and understand the Addendum to the Contract. I will follow all the rules, guidelines, and procedures contained therein.

Student Signature

Date