

Student must be given a signed itemization of deduction along with the deposit balance within 30 days following termination of tenancy or Landlord forfeits any claim to the security deposit and Student shall receive a complete refund of the security deposit. Landlord may not assess or attempt to collect additional fees, for any reason, after the 30-day window. In order to expedite return of the deposit, Student may provide manager with a current mailing address and/or self-addressed, stamped envelope. Any objection to the itemization and returned deposit must be submitted in writing to Landlord within 30 days or student forfeits any claim to the deducted funds.

7. CANCELLATION OR TRANSFER OF CONTRACT

(A) Up to 61 days prior to contract occupancy start date: Either party may cancel this Contract by written notice and a \$ 50.00_ fee paid by the initiating party. If Landlord initiates the cancellation request, a full refund of all monies paid including the cancellation fee will be returned to Student within 15 days;

(B) Within 60 days of occupancy start date: This Contract may not be cancelled within 60 days prior to semester occupancy start date unless agreed upon in writing by both parties. Student, however, may find another eligible student as a replacement for his/her Contract. When an eligible replacement is provided, Landlord shall notify Student in writing of Student's release of obligation and refund any monies paid minus a \$ 50.00_ transfer fee. If Student is unable to provide an eligible replacement, Landlord may collect for all the obligations contained in this Contract but must make reasonable and verifiable efforts to sell the contract and fill the leased space. These efforts must be commensurate with the efforts made to sell all other available property contracts.

8. SPECIFIC OBLIGATION OF PARTIES

In addition to the duties and obligations generally recognized by Idaho landlord-tenant law, the Parties agree to the following specific obligations under this contract:

8.1 STUDENT OBLIGATIONS

(C) Student agrees to notify Landlord within 48 hours of commencing occupancy of any visible defects, damage, hazards, uncleanliness, or other concerns or objections regarding the condition of the apartment/unit. Otherwise, Student shall be deemed to have accepted the apartment/unit as being in good order and reasonably clean at the time of occupancy.

(D) Student agrees to maintain property in a reasonably clean and safe condition with no unauthorized alterations of any kind;

(E) Student agrees to use reasonable care in consumption of utilities and services;

(F) Student agrees to avoid unreasonable noise or other disruption of peaceful enjoyment of others, and to comply with all applicable laws, regulations, and policies relating thereto;

(G) Student agrees to be responsible for damages caused by Student or Student's guests which are beyond reasonable wear and tear;

(H) Student agrees to promptly notify Landlord in writing of maintenance concerns, damages or needed repairs;

(I) Student agrees not to suffer, permit, or maintain any nuisance or any health or safety hazard on the premises; and

(J) Student agrees to notify Landlord of violations of the BYU-Idaho Honor Code or Apartment Living Standards and authorizes Landlord to share all information with the BYU-Idaho Housing and Student Living Office.

7.2 LANDLORD OBLIGATIONS

(A) Landlord agrees to not make any material misrepresentations about the condition, history, amenities, availability, or any other relevant consideration regarding the apartment/unit, on its website and/or in other verbal or written communications;

(B) Landlord agrees to maintain the property in compliance with all applicable federal, state, and local laws, ordinances, and regulations, and in accordance with the BYU-Idaho standards and requirements as established in the Agreement to Provide BYU-Idaho Approved Housing or the University *Approved Housing Guidebook*;

(C) Landlord agrees to provide furnishings and appliances in a safe, clean, and operable condition;

(D) Landlord agrees to respond promptly to emergencies and maintenance requests;

(E) Landlord agrees to work promptly, in good faith, and with due diligence to correct any problems;

(F) Landlord agrees not to suffer, permit, or maintain any nuisance or any health or safety hazard on the premises.

8. BREACH OF CONTRACT

In the event of a breach of any material term of this Contract, the non-breaching party shall have the option to immediately terminate this Contract after giving (1) written notice of the breach to the breaching party and (2) a reasonable opportunity to cure. In the event of an uncured Student breach, Student shall not be entitled to a refund of any monies paid, except as may be required by applicable law. In the event of an uncured Landlord breach, Student shall be entitled to a full refund of all monies paid under this Contract.

"Material Term" as used herein shall be interpreted in accordance with Idaho law. Examples of breaches of material terms of this Contract include, but are not limited to:

- Failure by Student to make payment when due.
- Violation of the Apartment Living Standards.
- Student or Landlord conduct that interferes with the rights to peaceful enjoyment of the premises, recklessly endangers human life, or that damages, defaces, or destroys the property of or threatens physical harm against another.
- Student or Landlord suffering, permitting, or maintaining any nuisance or any health hazard on the premises.
- Landlord failure to maintain the property in accordance with applicable federal, state, or local laws and regulations, or with BYU-Idaho standards and requirements as established in the Agreement to Provide BYU-Idaho Approved Housing or the *University Approved Housing Guidebook*.
- Landlord materially misrepresents property condition, history, amenities, availability, or any other relevant consideration to a prospective renter on its website and/or in other verbal or written communications (such as e-mails, flyers, brochures, etc.).

9. TERMINATION BEFORE OR AFTER OCCUPANCY START DATE

If there is no breach of Contract by either Student or Landlord this Contract may be terminated for the following reasons:

(A) An unforeseeable and unexpected catastrophic event that renders the Landlord incapable of providing housing to the Student;

(B) Student suffers serious bodily injury or illness that necessitates withdrawal from all classes and relocation from student housing for treatment;

(C) Student is called into active military duty; or

(D) Death of Student.

If a party seeks termination under subsections (A)-(C) of this paragraph, the terminating party must provide notice and written verification to the other party within ten (10) days of the triggering events. In the event of Student Death, Landlord will be notified by Student's family or the University. If the Contract is terminated for any of the reasons stated in this Paragraph, rent will be prorated from the date of notice and the Contract will be terminated without penalty or further obligation.

10. UNIVERSITY TERMINATION OF APPROVED HOUSING

In the event BYU-Idaho revokes or declines to renew Landlord's approved status, Student may terminate this Contract by written notice within ten (10) business days. Landlord agrees to remit within ten (10) days of the date of the written notice from Student the balance of any prepaid rent and/or deposit monies. Landlord will prorate the rent from the date of checkout. See section 3 for amounts that may be expensed against the deposit.

11. TRANSFER OF STUDENT WITHIN THE PROPERTY

The transfer of a student from one unit within the property to another unit within the property may be made as follows:

11.1 TRANSFER REQUESTED BY LANDLORD

A request for transfer to an apartment/room other than the original assignment may be made by Landlord using the following process: (1) Contact the Student in writing, to the best known address, the reason for the transfer; (2) A written response is due seven days after date of correspondence; (3) If no reasonable justification for denying the reassignment is given or no timely response is provided, consent to the request is deemed to have been given.

11.2 TRANSFER REQUESTED BY STUDENT

A request for transfer to an apartment/room other than the original assignment may be made by Student using the following process: (1) Contact the Landlord in writing stating the reason for the transfer; (2) Landlord will respond within seven days after date of correspondence either allowing the transfer or stating a reasonable explanation for denying the request.

12. CONTRACT MODIFICATION

This Contract may not be modified unless such modification is (1) made in writing, (2) agreed to by both Student and Landlord, and (3) approved by the BYU-Idaho Housing & Student Living Office.

13. RIGHTS OF POSSESSION PRIVACY. AND ENTRY

Student will not be unjustly evicted and neither Student nor Landlord will harass or retaliate against the other for any reason. Landlord may not enter Student's apartment without consent of at least one of the residents or after giving 12-hours' notice by email, text, or letter to Student stating intent to enter. Landlord reserves the right to enter Student apartment or rooms with reasonable notice and after knocking for emergencies, maintenance, repairs, cleaning, inspection, to ensure compliance with the Honor Code, and to show apartment to prospective tenants. Reasonable notice will be deemed given when repairs are requested by Student and Landlord enters at a reasonable time of day and after knocking.

14. ABANDONED PROPERTY

Upon termination of this Contract, Student will immediately vacate the premises and remove all Student's and Student's guest's property. Landlord and Student agree that if any personal or Student's guest's property is left on the premises or in any storage facility after Contract is terminated, Landlord may assess a maximum handling fee of \$100 to dispose of the property. Justification of an abandoned property fee must be made in the itemization provided to Student with the returned security deposit. Landlord will make

reasonable efforts to contact Student concerning the property and permit Student to enter and remove the property. Disposal of unclaimed property shall be governed by the provisions of applicable Idaho law.

15. PROTECTION OF PERSONAL PROPERTY

Student waives all claims against Landlord for personal injury or loss of or damage to clothing, valuables, or other personal property, including money, unless such loss or damage is due to negligence of Landlord. It is recommended that Student carry his/her own renter's insurance to cover potential personal property losses. Landlord who disposes of personal property belonging to a Student with a current or future housing contract without permission of Student will reimburse Student for fair market value of item(s).

16. GUESTS

Overnight guests are discouraged but may stay with the express written consent of Landlord and all other tenants of the individual apartment/unit. Extended stays (more than two consecutive nights) are not permitted. For extended stays, Landlord may charge a reasonable guest fee. Guests must be the same sex as the other residents and must comply with the BYU-Idaho Honor Code and Apartment Living Standards.

17. DISPUTE SETTLEMENT AND MEDIATION

Landlord and Student agree to work together in good faith toward the resolution of any dispute arising out of or related to this Contract. In the event Landlord and Student are unable to resolve a dispute, Landlord and Student both agree to participate in at least one formal mediation session provided at no cost by BYU-Idaho, through a University-designated mediator, before pursuing any other remedies. Notwithstanding the forgoing, claims for non-payment of rent are not subject to mediation unless rent was not paid because Student disputes the validity of the Contract.

18. SAVINGS CLAUSE

If any provision of this Agreement, or the application of such provision to any person or circumstance, shall be held invalid, the remainder of this Agreement, or the application of such provision to persons or circumstances other than those as to which it is held invalid, shall not be affected thereby.

I acknowledge that I have read and agree with all terms of this Contract including the University-approved addendum (if applicable) attached hereto and incorporated herein by reference.			
Student Signature	Date	Landlord Signature	Date

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. 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 sidewalk. All items must be parked in the parking lot. Student is responsible to remove these items when leaving the property. Any bike, scooter, motorcycle, or 4-wheeler left over a break will be treated as Abandoned Property per section 13 of the BYU-Idaho Student Landlord Housing Contract unless prior approval has been given by the manager.

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, etc. Mini-fridges 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. Wax and candle warmers are also prohibited. Tampering, disabling, or destroying any smoke detector/alarm or carbon monoxide detector 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. Students who do not clean may be charged a \$10 failed clean check fee after the second failed clean check. 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 may be charged a minimum of one hour at \$35/hour if cleaning has to be performed by the manager or manager representative during either 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. Any other use is prohibited. 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 \$25.00.

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.

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: All students bringing a vehicle need to fill out a Vehicle Registration Card at check-in. Parking is free on the property to students with a 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, replacement pass is \$35.

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

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.

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 of overuse only.

STUDENT LIVING AND OTHER MEETINGS: Student Living Meetings are held at the beginning of each semester to teach and share principles consistent to successful apartment living. Students are expected to attend and contribute to the building of a positive culture within the complex. Additional meetings may also be held at other times during the semester as directed by the manager. All students will be held accountable for any information discussed or distributed in the meetings, whether or not they attend.

I have read and understand the addendum to the contract.

Student Signature

Date