

Brighton Apartments & Townhouses – Addendum to the Contract

CHECK IN AND CHECKOUT PROCEDURES: Check-in and checkout procedures will be provided by the manager. Student must leave the apartment white-glove clean. Students are required to leave the property by 6:00 pm on the last day of their contract to avoid incurring additional costs. If student is unable to leave immediately after checkouts, arrangements must be made with management. If student stays before the contract begins or after the contract ends without permission, student may be charged \$50 per night.

PRORATED NIGHTS: If Student needs to move in earlier than their contract begins, or stay later than their contract ends, they must have a contract for the future semester, they must receive permission from management, and they will be charged \$35 a night, per extra night.

EARLY CHECK OUTS: If Student needs to move out earlier than their contract ends, they must give management at least 2 business days notice that student is leaving early. Student is still responsible to do a full white glove before leaving and needs to arrange the white glove with management.

BREAK CONTRACTS: Only current tenants who reside at Brighton and have a contract for the following semester may stay during the semester breaks. Student must sign a break contract. Break contracts are \$35 per night and you must purchase the entire break contract. The \$35/night does not apply to the summer break. Summer break housing is available under a separate 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 70 degrees and no higher than 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. If there are damages to the common areas and we do not know who did the damage, all tenants will be charged. When students know who is responsible for any damage in public areas, they should provide such information to the manager. Students will be charged the actual cost including labor charges. No over the door coat/shoe hangers allowed on any doors. In cases where damages exceed deposit amounts, tenants agree to be responsible for additional cost of both materials and labor necessary in order to make the repairs. STUDENTS ARE RESPONSIBLE TO MAKE A THOROUGH INSPECTION OF THEIR APARTMENT AND REPORT ANY OBSERVED DAMAGES ON THE CONDITION OF APARTMENT SHEET AND RETURN TO MANAGEMENT within 3 business days in order to prevent any inaccurate damage charges. Students may not attempt to repair any damages prior to move out. Unauthorized repairs, patching, painting, or alterations may be removed and professionally repaired at the residents' expense.

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

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. Coffee makers are not allowed under any circumstance. No large appliances such as chest freezers.

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. No outside grills are allowed. Do not dump grease outside on rocks or landscaping. 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. No fireworks allowed on the property. Only artificial Christmas trees are permitted.

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. Student may be charged if furniture is moved and/or damaged. Used furniture is not permitted in order to prevent potential bed bug infestations.

ICE AND SNOW: Brighton has a snow removal company which comes in the early mornings and evenings to remove snow from the sidewalks and parking lots. It is not possible to remove it all. Tenants should expect to adapt and take appropriate precautions.

INTERNET: Internet service is provided by Brighton Apartments through Optix Media. Should a student encounter internet concerns, they are expected to contact Optix directly for any troubleshooting needs.

Student may not install switches, bridges, wireless access points, servers, DHCP servers, DNS servers, or any other device that may extend or disrupt network communications.

HOUSEKEEPING: Students are required to maintain order and cleanliness in their living accommodations at all times. Apartment clean checks are performed bi-weekly. Student is responsible to replace burned out light bulbs during the semester. Student 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 are liable for damages caused by the use of inappropriate cleaning products. If Student fails a weekly clean check, they will be charged \$10 for a clean check recheck to be done by management the following day. Student may then be charged a minimum of \$35/hour if cleaning must be performed by the manager or manager representative during the recheck and/or white glove recheck.

END OF SEMESTER WHITE GLOVE CLEAN: A professional standard of cleaning is required of each tenant. The cleaning is divided into 6 designated areas for the apartments and 4 designated areas of cleaning areas for the townhouses. Regardless of number of tenants, each job must be completed. Each tenant is required to white glove clean their bedroom and choose a white glove job to clean for common areas. Below are the official cleaning jobs. You may click on the hyperlink to see the details and the charge details for each job.

Apartments:
[Living Room and Porch](#)
[Kitchen 1](#)
[Kitchen 2](#)
[Vanities and Hallways](#)
[East Bathroom](#)
[West Bathroom](#)

Townhouses:
[Living Room](#)
[Kitchen 1](#)
[Kitchen 2](#)
[Bathroom/Vanity](#)

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. Lockout assistance is \$25 per occurrence.

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: Student must provide their own mattress pad. Students need to bring their own bedding. All beds are regular twin size.

MAINTENANCE: Students must promptly report maintenance issues in writing through text, email, or the resident portal. Emergencies, including flooding, fire, or any situation that may cause injury or property damage, must be reported immediately by calling the emergency maintenance line and notifying management. Submission of an online maintenance request alone is not sufficient notice for emergency situations. Students may not make their own repairs. 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. Washing vehicles is not permitted on Brighton property. No charging is allowed for electrical vehicles. Student will be fined a minimum of \$50 if found working on, charging, or washing a vehicle or similar mechanical device on Brighton 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. If student is moving to a different apartment for a new semester, student must remove all belongings from original occupied apartment. Student cannot store personal belongings at complex. 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.

ROOMING ASSIGNMENTS: All roommate requests must be submitted to management in writing within 45 days prior to the contract commencement date. Management will make an effort to honor requests for roommates. There is, however, no assurance that all requests can be honored. All bedrooms are first come, first served, so you will not be guaranteed what room you will be in, just what unit you will be in. Students are expected to sleep in their assigned apartments.

UNIT TRANSFERS: Students that choose to transfer to another unit within the property will be charged a \$25 Unit Transfer Fee to cover administrative costs associated with processing the transfer. All transfers are subject to management approval and availability.

PARKING: All students bringing a vehicle need to fill out a Brighton Parking Contract at check-in. A parking pass costs \$75. 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. Vehicles are not to be parked in handicap parking without both a handicap pass and a Brighton parking pass. First parking pass is \$75, any second pass or replacement pass is \$75.

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 overuse only.

SUMMER – 7 WEEK BREAK: Students will be required to consolidate apartments to allow for cleaning, maintenance, repairs, etc. Students will be required to move to a different apartment assigned by management. Students understand maintenance, cleaning and repair people will be in and out of all apartments during the 7 week period with proper notice given per Section 12 of the BYU Idaho Housing Contract.

MANDATORY MEETINGS: Management will hold mandatory Welcome/Check In/Student Living/Check Out Meetings during each semester. 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.

ANIMALS: No pets or unauthorized animals of any kind (including but not limited to dogs, cats, rodents, or any other mammal, birds, fish, reptiles, and amphibians) are allowed in the apartments or on the premises at any time for any reason. If a Resident or Resident's guests violate this animal restriction, the Resident will be in breach of contract and subject to an initial fine of \$100. If a second violation occurs, a fine of \$200 will be assessed and the Resident's contract will be terminated. We will provide reasonable accommodations for approved assistance animals based on each resident's individual circumstances and needs. You will need to contact the manager who will then refer you to our ESA Specialist. All documentation must be provided and approved BEFORE a prospective ESA can be brought on-site at least 30 days prior to occupancy. A separate "ESA Agreement" must also be signed by the Resident agreeing to fully comply with all the requirements and expectations associated with having an ESA at Brighton. An ESA Agreement can be requested from our ESA Specialist. Please contact management to be referred to our ESA specialist. ESA contracts must be signed by the resident owning the ESA. All dogs must be kept on a leash whenever it is outside the tenant assigned apartment. Tenant acknowledges that their animal is a support animal and is not to be cared for by the landlord/ employee or roommates in any way. This includes but is not limited to feeding, bathing, walking, dog sitting,

COLLECTIONS: Any account referred to collections may be assessed collection costs of \$50, legal fees, and collection agency fees of up to 35% of the outstanding balance, as permitted by law.

I have read and understand the addendum to the contract.

Student Signature

Date