

Alpine Court Apartments

Student-Landlord Rental Agreement Addendum

1. **BICYCLES:** Residents may not store bicycles in the apartment or inside the courtyard at any time. Outside bicycle racks are available storage. Alpine Court will not be responsible for loss or damage to any residents' bicycle. Resident must get a bicycle permit from the manager. Bicycles found on property without a permit will be removed and donated to charity. Resident is responsible for removing bicycle when checking-out of Alpine Court.

2. **CHECK-IN AND CHECK-OUT PROCEDURES:** Check-in and check-out procedures will be provided by your manager. Residents must leave Alpine Court immediately after having officially checked out. Those who leave Alpine Court without checking out properly will be charged a \$25 non-checkout fee in addition to the loss of their deposit. Early check-ins are not allowed unless per-approved by manager. A daily fee of \$25/day will be charged prior to the beginning contract date. Residents will supply their own cleaning products to clean their apartment/room.

3. **CLEANING CHECKS:** A monthly cleaning check will be performed. The inspection will be conducted sometime between 9 am and 5 pm on that scheduled day. Each roommate is responsible for one job list assignment on the clean check form. Residents are only held accountable for the items in the job list they choose to sign up for. An automatic fail will be given to any resident who neglects to sign up for a job. A failed clean check will result in a \$15 re-inspection charge to their account. A failed second inspection will result in a \$40/hour charge per failed resident (minimum \$20 charge). If manager is unable to access resident room at the time of clean check will result in a failed inspection.

4. **DAMAGES:** Residents are liable for any damages to the apartments. When more than one person is involved, each person will share in the expense. When residents know who is responsible for any damage in public areas, they should furnish such information to the manager. The following are typical costs for replacement of the items indicated but the resident may be charged the actual cost:

- Carpet Repair (minimum charge/sq.yd.) \$25+
- Door \$250
- Door Locks \$35-100
- Garbage Disposals \$150
- Key (lost) \$25
- Light Fixture \$50
- Light Fixture in kitchen \$250
- Mattress \$150
- Re-key a door \$50
- Screens \$30+
- Windows (depending on size) \$75-100

(Prices are subject to change without notice)

5. **DECORATIONS:** Appropriate decorations are encouraged. No items may be attached to the wall with nails or screws. Windows and ceilings should be free from decorations. All decorations must be in good taste, and be promptly removed if requested by management.

6. **DISCIPLINE:** Residents who violate university and/or Alpine Court policies are subject to disciplinary sanctions which may include but are not limited to restrictions, fines, service, eviction, or other penalty as deemed by Alpine Court or Brigham Young University.

7. **DISMISSAL FROM BYU:** A student moving due to eviction or being asked to leave for disciplinary sanctions will be responsible for the remainder of their contract.

8. **EMERGENCIES:** Emergencies during office hours should be immediately reported to the onsite Management office. After office hour's safety emergencies (i.e., Fire, gas leak, Etc...) please dial 911, then management at 801-900-3674. After office hour's property emergencies (i.e., Water leaks) please dial management at 801-900-3674.

9. **EVICTION:** Behavior that does not meet the student standards or other BYU Housing rules and regulations, including Alpine Court Guidelines, may result in eviction from Alpine Court. Eviction will result in a loss of their deposit and they will be responsible for the remaining portion of their contract.

10. **FIRE/SAFETY:** Decorations should not be attached to the ceiling or near window coverings. All burning embers, such as incense, and open flames are prohibited. Artificial Christmas trees are preferred. A \$500 fine may be assessed for tampering with fire extinguishers or alarms. Items are not to be hung from the fire sprinkler systems.

11. **FIREARMS AND WEAPONS:** Alpine Court prohibits the possession or use of firearms, weapons, and facsimiles on property owned or controlled by Alpine Court. For the purpose of this policy, firearms or weapons include any device that can expel a projectile, and/or other dangerous weapons, including knives, explosives, or other items which in their intended use, are capable of inflicting serious injury.

12. **GUESTS:** No overnight guests of the opposite sex are permitted. All overnight guests (two day maximum) should have the permission of roommates and register with the manager. Immediate family members and other guest of the same sex may stay with a nominal charge per night. All guests are expected to abide by the BYU Honor Code and Alpine Court guidelines.

13. **KEYS:** Keys to apartments and mailboxes will be issued by the manager at Check-in. Residents are advised to keep their rooms or apartments locked at all times when not occupied. Alpine Court is not responsible for items stolen or any damage done. No Alpine Court keys are to be copied or duplicated by anyone except the management. Key replacement is \$25 for standard keys and \$50 for rekeying of the apartment door.

14. **LATE RENT:** Rent is due on the 1st of each month. Rent received after the 5th of the month will have a \$35 late fee applied. Rent is considered late if any part of the rent is not paid in full by the 6th of the month.

15. **LAUNDRY FACILITIES:** Washing machines and dryers are installed in the laundry room. Alpine Court is not responsible for items damaged, destroyed, stolen or lost at in the laundry room.

16. **LINEN:** Residents need to bring their own sheets, pillows, pillowcases, blankets, bedspreads, towels, and washcloths. All beds are standard twin size.

17. **LITERATURE, BOOKS, MAGAZINES, POSTERS AND PICTURES:** Please remember the environment of BYU. We request all reading material, posters, or pictures be consistent with LDS standards.

18. **MAINTENANCE:** If a resident notices anything in an apartment or room that requires repair work or maintenance attention, please notify the manager in person, by email or using the property Resident Portal.

19. **PARKING:** Parking onsite is at the risk of the vehicle's owner. Parking is for residents only and residents must have a current parking permit sticker displayed on their vehicle at all times. **ALPINE COURT ENFORCES PARKING THROUGH TOWING AT VEHICLE OWNER'S EXPENSE.** Alpine Court hires a 3rd party towing company to enforce the parking rules and does not make any money from them.

20. **PETS:** Pets of any kind are not allowed on the property.

21. **PROHIBITIONS:** Dart boards, Ouija boards, fireworks of any kind, explosives, illicit drugs, alcohol, gambling, open flames (or use of matches, candles, incense, etc.), pets or animals, and vulgarity or any rude and unusual disturbance are not consistent with BYU standards are prohibited.

22. **QUIET HOURS:** Quiet hours are from 10 p.m. until 8:30 a.m. Monday through Saturday and all day on Sunday. Quiet hours are designed to help residents have adequate time for proper study and sleep. Each resident is expected to refrain from disturbing activities such as loud conversation and laughter or loud playing of radios, stereos, etc. Residents do not have the right at any time to be so excessively loud that it is unfair disturbance to other residents.

23. **RENTER'S INSURANCE:** Alpine Court does not insure the student's contents. Students are strongly encouraged to insure their belongings at Alpine Court.

24. **RESIDENTIAL LIVING STANDARDS:** Roommates share in the responsibility of ensuring that everyone in the unit lives the BYU Honor Code and have an obligation to report violations of any kind to management.

25. **ROOM ASSIGNMENTS:** All roommate requests need to be submitted to the manager at least 30 days prior to the contract beginning. Alpine Court makes an effort to honor as many request as possible when they are assigned the same apartment. (There is, however, no assurance that all requests can be honored.) Alpine Court reserves the right to transfer or consolidate residents to other than originally assigned rooms or apartments. Residents are expected to sleep in their own rooms.

26. **SECURITY:** Residents should lock doors to their apartments or rooms to protect personal belongings and to provide additional security

27. **STORAGE:** Alpine Court does not have storage space available to the residents. Repair or storage of automobiles, bicycles, motorcycle parts, or similar mechanical devices is not permitted in the apartment or room. Residents leaving for a block or semester should take all their personal belongings with them. Items left in the apartments after the resident has checked out will be considered abandoned property and will be disposed accordingly. Managers cannot mail personal belongings. It is the resident's responsibility to see to it that all personal belongings are sent to where the resident wishes them to go.

28. **TELEVISION & OTHER MEDIA:** The management has the prerogative of changing the channel or turning off the TV if the program being viewed in the lounge is in poor taste. Internet access, music, television, or any form of entertainment, including concerts, movies, and videocassettes that are vulgar, immoral, inappropriate, suggestive, or pornographic in any way, no matter what the rating, violates the spirit of the Code of Honor and is not acceptable. R-rated viewing is inappropriate and good judgment should be exercised in selecting appropriate movies of other ratings.

29. **UTILITIES:** A flat charge of \$40 per month will be paid for all utilities which includes cable TV, Internet, water, sewer, garbage, gas, electricity, etc. In the event resident, or all residents in a unit, are found to be wasteful in their utility use, the Landlord may impose additional charges.

30. **WHITE GLOVE:** When residents check out of the apartments, their room/apartment must be white-glove clean. The white glove inspection is part of the checkout procedure. If checkout is not completed properly, all or part of the \$200 deposit could be used to cover itemized expenses. Damages beyond the \$200 deposit will be billed to the student(s) responsible.

Resident Signature: _____ Date: _____