



STUDENT HOUSING

PO Box 399, Pipersville PA 18947 • 570-784-3151 • AplusStudentHousing.com

STUDENT HOUSING LEASE AGREEMENT DATED _____

Initials
re: #4

- 1) **PARTIES:** The parties to this agreement are A+ Student Housing, LLC, hereinafter called "Landlord" and the persons below signed, hereinafter called "Tenant(s)".
- 2) **LOCATION:** _____, Bloomsburg, PA 17815, hereafter call "Property."
- 3) **TERM:** The term of this agreement will be for the Bloomsburg University academic year (two semesters) beginning on Friday, August __, 20__ and ending on Sunday, May __, 20__, unless otherwise noted: _____. Term of lease may be altered with approval of Landlord under the following terms. Tenant's signed check indicates acceptance of these terms:
 - Extension of stay during June and July: \$100 per week or part thereof.
 - Extension of stay during May and August: \$20 per day or part thereof.
 - Other condition: _____. Tenant agrees to hold responsibility for utility costs during extended tenancy. Tenant agrees to all obligations and liabilities as outlined in lease during extended tenancy.
- 4) **RENT:** The rental fee for this agreement will be _____. This amount is divided per Tenant as follows:

_____ per Tenant, per semester, based on _____ Tenants
 _____ per Tenant, per semester, based on _____ Tenants
 _____ per Tenant, per semester, based on _____ Tenants

Rent is payable as follows: 50% by July 1, _____ and 50% by December 1, _____. Failure of Landlord to deliver invoice, and/or errors in lease, do not remove responsibility from Tenant for timely payment of rent and fees in accordance with this lease. Please make checks payable to A+ Student Housing, LLC, PO Box 399, Pipersville PA 18947.

- a. **Late Charge:** A late charge of fifty dollars (\$50.00) will be imposed the fifth day beyond above stated dates. No Tenant shall have the right to occupy the said Property until all rents and security deposits have been paid in accordance with this Lease Agreement. No key shall be given to any Tenant before all rents and security deposits have been paid.
- b. **Interest Charge:** Landlord will charge interest at the rate of five dollars (\$5.00) per day, or part thereof, on any rental payment that is delinquent by more than five (5) days. Such interest will be in addition to the late charge and the administration fee. Landlord is authorized to apply against Tenant's security deposit at the conclusion of Tenancy. By way of example, this provides that:
 - on the tenth day of delinquency, all rents plus \$75.00 would be due (\$50 late charge plus \$5 per day for days six through ten.)
 - on the sixtieth (60th) day of delinquency, all rents plus \$325.00 would be due; et cetera.

- c. **Parking:** A fee of \$250 is charged per year per Tenant who utilizes parking facilities. Please visit our website (www.APlusStudentHousing.com) to download the parking registration form, fill it out, and return it along with payment. Parking spaces are not guaranteed and are distributed on a first come first serve basis.
- d. **Early Move-In:** The typical lease term begins on the Friday prior to the first day of Bloomsburg University Fall Semester classes. Tenant may request permission to move in earlier. Please visit our website (www.APlusStudentHousing.com) to download the “Move In Early” form, fill it out, and mail it along with payment at a rate of \$100 per week and/or \$20 per day. Early move-in is not guaranteed. Landlord may offer occupancy in a different apartment.
- e. **Failure to Move In or Vacating Property:** If a Tenant fails to move in or vacates the Property and the opening is not filled, rent will not be refunded. If rent has not been paid by the Tenant(s) who vacate and the rent cannot be collected by the Landlord after a reasonable effort for collection, the remaining Tenants must make up the difference in rent. Change in University enrollment status has no bearing on this Lease, nor does professor strike, natural disaster, or any other cause.
- 5) **INSURANCE:** Landlord’s insurance does not provide coverage for Tenant’s personal property. We urge you to get your own insurance for losses due to theft, fire, water damage, and the like. You intend to (**check one**; If neither is checked, you acknowledge that you will not have insurance coverage):
- Not buy insurance to protect against such losses or
 - Buy insurance from your own agent to cover such losses
- 6) **DAMAGES AND REIMBURSEMENT:** Landlord is not liable for loss, injury, or damage to any person or property unless the loss, injury or damage is caused by the Landlord’s intentional act or neglect. Tenant is responsible for all intentional acts or neglect of Tenant, Tenant’s family, guests, and others who use the Leased Property, and shall repay to Landlord any money spent by Landlord due to such acts within 14 days of notice. Tenant shall be responsible for any expenses necessary to remedy clogged sewage pipes, including digging, replacement, and any borough fees, if the clog is determined to have resulted from sanitary napkins, feminine products, paper towels, diapers, other Tenant-deposited debris or other signs of neglect caused by Tenant or Tenant’s guest during Tenant’s lease term. Per item #5, Landlord shall not be liable for any injury or damage caused by water, rain, snow, or ice that leaks or flows from whatever source into or around the Leased Property or the building within which the Leased Property is located.
- 7) **LIMITATIONS OF CONDUCT:** The leased Property and other areas reserved for Tenants’ private use must be kept clean. Trash (at least weekly) and recyclable materials (at least biweekly) must be placed in proper receptacles and moved to pick-up location in accordance with local ordinances. Landlord may exclude from the apartment/house guests or others who, in Landlord’s judgment, have been violating the law, violating this Lease Contract or any rules, or disturbing other residents, neighbors, visitors, or Landlord’s representatives.
- 8) **PARKING:** Landlord may regulate the time, manner, and place of parking all cars, trucks, motorcycles, bicycles, boats, trailers, and recreational vehicles. Motorcycles or motorized bikes may not be parked inside leased Property or on sidewalks, under stairwells, or in handicapped parking areas. Landlord may have unauthorized or illegally parked vehicles towed under an appropriate statute. All cars parked in a designated parking stall must have a parking permit; those without one will be towed or booted at the vehicle owner’s expense.

9) **CASUALTY LOSS:** Landlord is not liable to any resident, guest, or occupant for personal injury or damage or loss of personal property. Landlord has no duty to remove any ice, sleet, or snow but may remove any amount with or without notice. Tenants are responsible for snow removal. Should snow not be removed from sidewalks by Tenants within 12 hours of a storm, Landlord will do so at a charge of \$25 per occurrence. This amount will be deducted from each Tenant’s security deposit.

By checking this box Tenants agree Landlord will perform snow-removal services at a combined rate of \$125 per winter. Payment for service is due prior to receipt of Tenants’ keys.

10) **ANIMALS:** No animals (including, but not limited to, mammals, reptiles, birds, fish, rodents, and insects) are allowed, even temporarily, anywhere in the apartment or house community. If Tenant or any guest or occupant violates animal restrictions (with or without Tenant’s knowledge), Tenant will be subject to charges, damages, eviction, and other remedies provided in this Lease Contract. If an animal has been in the leased Property at any time during Tenant’s term of occupancy Landlord will charge Tenant for de-fleaing, deodorizing, and shampooing. Initial (\$250) and daily (\$25) animal-violation charges and animal-removal charges are liquidated damages for Landlord’s time, inconvenience, and overhead in enforcing animal restrictions and rules. Landlord may remove an unauthorized animal by leaving, in a conspicuous place in the apartment, a 24-hour written notice of intent to remove the animal. Landlord may keep or kennel the animal or turn it over to a humane society or local authority. When keeping or kenneling an animal, Landlord will not be liable for loss, harm, sickness, or death of the animal unless due to Landlord’s negligence. Landlord will return the animal to Tenant upon request if it has not already been turned over to a humane society or local authority. Tenant must pay for the animal’s reasonable care and kenneling charges.

11) **PESTS:** Apartments are certified by Landlord to be pest-free at beginning of Lease term. During the first seven (7) calendar days of tenancy, Landlord will be responsible for all pest removal if Tenant is able to provide evidence of pests. Tenant agrees to be responsible for pest eradication thereafter and during remainder of tenancy.

12) **PARENT GUARANTEES:** All living legal guardians of each Tenant (and/or all living, mentally competent biological parents) must sign and return the Parent Guarantee form within 10 business days of signing this Lease. No keys will be presented unless all Parent Guarantees are received.

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13) **REPLACEMENTS AND SUBLETTING:** Replacing a Tenant, subletting, or assignment is allowed only when Landlord consents in writing. If departing or remaining Tenants find a replacement Tenant acceptable to Landlord before moving out, and Landlord expressly consents to the replacement, subletting, or assignment, then:
a. Re-letting charge will be \$150.00
b. A reasonable fee will be due if re-keying is requested or required; and
c. The remaining Tenants will remain liable for all Lease Contract obligations for the rest of the original Lease Contract term.

NOTE: It is the sole responsibility of the departing Tenant and remaining Tenants to find a replacement. The \$150.00 fee is paid by the departing Tenant to cover administrative costs. Landlord has no responsibility to find a replacement.

14) **USE OF PROPERTY:** Tenants will use the property only for residential purposes and agree to abide by all laws and ordinances of the Town of Bloomsburg, the State of Pennsylvania, and the Codes of Conduct of Bloomsburg University. Tenants will deposit all trash in proper containers as designated by the Landlord. Tenants are prohibited from using Property roofs for sunbathing or any other activity. Tenants are prohibited from having “OPEN PARTIES”. Violation of PA Law and

Bloomsburg University policy regarding drugs or alcoholic beverages is cause to cancel Lease with no refund. Kegs of alcohol on the Property will result in immediate cause to cancel the Lease. No waterbeds are permitted on the Property. Tenant agrees to conduct no "hazing" events, nor any initiation practices that involve violence, intimidation, or perceived harm of any kind. No firearms or weapons of any kind are permitted on the Property at any time. Tenant will not use thumb tacks, nails, or tape that leaves residue on walls. Tape residue and holes caused by nails or thumb tacks will be considered damage (See Addendum #2). Tenants understand that only Property living quarters are the subject of this lease. Attic, basement, shed, garage, or other storage facilities are not paid for, and may not be used by Tenants, guests, or family members for storage, congregating, or any other purpose. Tenant shall not add door, window, or entry locks to any surface owned by Landlord. Tenant shall not change or alter any lock installed by Landlord.

15) **FEES** are subject to change based on usage rates for prior year. If charges run beyond a reasonable and customary level, Tenant will be billed accordingly.

- a. **License Fee:** Any per Tenant, per year license fee or head tax assessment by the Town of Bloomsburg will be billed in advance of Property occupation by Tenant. Tenant will not receive keys or access to Property until this fee is paid.
- b. **Trash Fee:** A \$105.00 per Tenant per year trash fee will be billed in advance of Property occupation by Tenant. Tenant will not receive keys or access to Property until this fee is paid.
- c. **Sewer Fee:** A \$145.00 per Tenant per year sewer fee will be billed in advance of Property occupation by Tenant. Tenant will not receive keys or access to Property until this fee is paid.
- d. **Recycling Fee:** A \$25.00 per Tenant per year recycling fee will be billed in advance of Property occupation by Tenant. Tenant will not receive keys or access to Property until this fee is paid.
- e. **Water Fee, Etc:** In situations where it is not possible to provide separate meters for water or other utilities to individual apartments for structural building reasons, prohibiting Tenant from having an independent relationship with a utility regulator, Landlord shall exact a \$125 fee based on average usage per year for all building Tenants.
- f. **Security Deposit Refund:** Tenants agree that if more than one (1) person occupies the Property the damages, at the Landlord's discretion, may be apportioned between all the Tenants and subtracted from the Security deposits, as well as any additional monies that may be charged if the Security deposits are insufficient, plus a proportional administrative fee. Upon the end of the Tenant's Lease, Tenants will be given a list of the deductions made to the account and will receive the remaining balance within 30 days of the termination of the Lease, provided Tenants have given the Property Manager forwarding addresses. If the Tenant fails to provide a forwarding address, Tenant agrees to waive any rights to the remaining balance; said rights shall be deemed waived and abandoned. Remaining balance check will not be mailed until all keys are returned and all utilities are turned off and balances paid. No interest is paid on security deposits.
- g. **Tenant Use Only:** Tenants agree that all facilities (including washer, dryer, trash cans, recycling bins, kitchen appliances, etc) are for Tenant use only. Tenants agree to be responsible for any extra fees imposed by Landlord for extraneous use.

16) **SECURITY DEPOSITS:** At the time of the signing of this Lease, each Tenant will deposit with the Landlord the sum of \$400 as a security/damage and cleaning deposit. Tenant agrees to reimburse A+ Student Housing, LLC for all damages sustained during Tenant's occupancy in accordance with the fees and administrative costs listed on the damage fee chart listed as Addendum #2 to this lease. The Landlord reserves the right to bring legal action for any damages to the property not covered by the deposit. A judgment entered against one Tenant shall be no bar to an action against other Tenants. Deposits will be held per PA Law, 68 Purdons 250.511.a & 512. In the event damages occur during the Lease term the Deposit will be billed at the time that subsequent costs are realized. If the amount of the Deposit held by the Landlord at anytime falls below \$300 the Tenant will be billed to bring the

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FEES

balance back up to \$400. Failure to do so is cause for termination of this Lease. Tenant agrees to notify Landlord of any pre-existing damages to property no later than September 1st of the relevant Lease term by use of the "Request Maintenance" form on the www.APlusStudentHousing.com website. Tenant understands he is forbidden to conduct any repairs whatsoever on the Property, except as specifically approved by A+ Student Housing personnel.

- 17) **UTILITIES:** Agreement in accordance with checked paragraph, below. Sufficient heat must be maintained by the Tenant at all times to prevent frost damage. Should the garbage not be picked up in a timely manner (weekly), the Landlord can remove garbage at a rate of \$15 per bag. Visit our website (AplusStudentHousing.com) for contact information for local utility providers.
- Tenants will pay the following: electric, gas (or other heat), TV/internet service, telephone, water, sewage, recycling, and garbage. Tenants must have all utilities registered in their own name before taking occupancy. Any utility expenses borne by Landlord will be considered "damages" for purposes of calculating the damage administration fee during return of security deposit. (See Addendum 2.)
 - Landlord will pay the following up to \$_____.00 per academic year: electric, gas (or other heat), water, sewage, recycling, and garbage. Tenant will be responsible for all utility expenses beyond this amount, as well as telephone and TV/internet service.
- 18) **INSPECTIONS & SHOWINGS:** Tenant understands that Landlord must show apartments in consideration of the following year's tenancy, for inspections by Bloomsburg Borough officials, bankers, buyers, and other interested parties as qualified by Landlord. Tenant agrees that Landlord representatives may enter the Property at reasonable times to determine if cleaning and/or repairs are needed, or to show the apartment. Repairs and cleaning may be done and deposits charged prior to end of the term of this Lease. Tenant agrees to keep apartment reasonably clean (floors clear of debris and broom-swept) for safe passage by Landlord, Landlord's assigns, and Landlord's guests.
- 19) **TERMINATIONS:** In the event of a violation by any one of the Tenants occupying the Property or their guests of any provision of this Lease, the Landlord reserves the right to terminate the Lease, in which case all rents will be retained by Landlord.
- 20) **FIRE PROTECTION:** Local and State fire officials have suggested and/or mandated the following restrictions for your protection:
- a. Tenant shall not tamper with or disable smoke detectors.
 - b. Tenant shall report inoperable smoke detectors immediately.
- 21) **TENANT SECURITY & PROTECTION:**
- a. Requirements for Key Receipt: Prior to any keys being disbursed, all utilities (in apartments where utilities are paid by Tenant) must be registered in Tenants' names, all security deposits and rents (or proof of financial aid) must be submitted in full, and all Parent Guarantee forms must be completed, signed, and submitted to A+ Student Housing, LLC. If one Tenant in a group has not completed one of these requirements, no keys will be distributed and access to Property will not be granted until all requirements are completed.
 - b. Tenants are responsible for personal property insurance and liability insurance for guests.
 - c. Tenant agrees to notify Landlord within 24 hours of the observation of a hazard.
- 22) **MARKETING:** Landlord and those acting under its authority reserve the right to use photographs, video, artwork or likenesses of Tenants for marketing, training, publishing, or any lawful purpose.
- 23) **LEGALITY:** This Lease is a binding legal obligation. Each Tenant is signing this Lease for one academic year (unless otherwise specified) which means each Tenant is legally liable for the entire rental fee. Questions on behalf of Tenant should be directed to an attorney or the Bloomsburg

University Housing Office. If any term or provision of this Agreement is illegal or unenforceable, this Agreement shall remain in full force and effect and such term or provision shall be deemed deleted or curtailed only to such extent as is necessary to make it legal or enforceable.

- 24) **LEAD-BASED PAINT NOTIFICATION:** In accordance with federal law, Tenant is hereby notified that the pamphlet entitled *Protect Your Family From Lead In Your Home* can be viewed and downloaded at https://www.epa.gov/sites/production/files/2017-06/documents/pyf_color_landscape_format_2017_508.pdf. Landlord hereby affirms no awareness of lead-based paints anywhere inside or outside of Property.
- 25) **INTENT TO COMPLETE CONSTRUCTION:** In the case of a Property that has not yet been constructed or remodeled by Landlord, Tenant acknowledges and agrees that the location and layout of the Property cannot be determined until final approval has been obtained from Bloomsburg Borough and an occupancy permit has been issued. Landlord and Tenant agree that the Property shall be approximately of the size, and at the location, as depicted in the Floor Plans and Construction Details as represented by Landlord or Landlord's designate. Tenant, by execution hereof, hereby approves of such representation. Tenant further acknowledges and agrees that Landlord has not yet obtained formal approval to construct or remodel the building to be located on the Property. Landlord will make reasonable effort to obtain this approval, however, in the event Landlord is unsuccessful in obtaining such approval, or in obtaining a building permit for construction or remodeling of Property such that the building can be constructed and ready for occupancy on or before the start date of 3) TERM of this lease for any reason whatsoever, including, without limitation, the inability of Landlord to obtain financing to construct the building, then either party shall have the right thereafter to terminate this Agreement as a result of which neither party shall have any further liability hereunder or any liability to the other for damages or compensation. Under no circumstances shall Landlord be liable to Tenant for any damages, claims or losses of any nature which are the result of the failure or inability of Landlord to deliver a completed apartment by the anticipated commencement date of this Lease. In that event all monies paid on account of the lease will be refunded in full along with a \$300 relocation fee. Tenant and Guarantors are limited to the \$300 relocation fee as liquidated damages and the Landlord will be released from further liability or obligation and this lease will be Void.
- 26) **PROPERTY CAPACITY:** If Property is not filled to full occupancy and fee capacity, Landlord may rent to individuals until legal capacity of Property has been reached. Consequently, in the case of an eviction, Landlord may insert another Tenant into previously occupied space. New Tenant does not release evicted Tenant from any payment obligation. Tenants understand that each is individually and severally liable for any damages which may occur. Should any tenant occupy property prior to any other tenant, all agree that should any damages occur during that period, they will be addressed according to the terms herein and as if all tenants had been present.
- 27) **POSSESSION AT COMMENCEMENT OF TERM:** Tenants shall not be entitled to possession of the premises designated for lease until all security deposits are paid in full, all signed and notarized parent guarantee forms are received, and the premises is vacated by the prior tenant. If Landlord is unable to deliver possession of the premises to Tenant on or before the commencement of the term of this Lease due to another person occupying the premises, Tenant's rights of possession hereunder shall be postponed until said premises are vacated by such other person, and rent due hereunder shall be abated at the rate of one-thirtieth (1/30) of a monthly installment for each day that possession is postponed. Tenant expressly agrees that Landlord shall not be liable for damages to Tenant in the event Tenant, for any reason whatsoever, is unable to enter and occupy the premises.
- 28) **ADDENDA:** Tenants have read and agree to adhere to the following Addenda: Rules and Regulations, Damage Fee Chart, Bloomsburg Town Addendum. (Tenants who reside in apartments with 2 or more Tenants must abide by and sign the Bloomsburg Town Addendum that is mandated via the regulated Rental Unit Occupancy Ordinance of the Town of Bloomsburg. Document is available at the Bloomsburg Town website, bloomsburgpa.org.)

- 29) **EXCLUSIONS:** Under this Lease Agreement window treatments and furniture are not included unless noted under possible exceptions. POSSIBLE EXCEPTIONS: mini-blinds, couch or loveseat, dressers, beds, kitchen appliances, _____.
- 30) **SEVERABILITY:** The provisions of this Lease are severable and in the event any provision, clause, sentence, section or part thereof is held to be invalid, illegal, unconstitutional, inapplicable or unenforceable to any person or circumstances, such invalidity, illegality, unconstitutionality, inapplicability or unenforceability shall not affect or impair any of the remaining provisions, sentences, clauses, sections, parts of the lease or their application to Tenant or other persons or circumstances. It is understood and agreed that the terms, conditions and covenants of this Lease would have been made by both parties if such invalid, illegal, unconstitutional, inapplicable or unenforceable provision, sentence, clause, section or part had not been included therein to the extent that portion of this agreement may be invalid by striking of certain words or phrases, such words or phrases shall be deemed to be stricken and the remainder of the provisions and the remainder of the other portions of this Lease agreement shall remain in full force and effect. It is further agreed that this Lease may be executed in counterparts, each of which when considered together shall constitute the original contract.
- 31) **ATTORNEY'S FEES:** If any action at law or in equity is necessary to enforce this agreement or to collect payment under this agreement, Landlord shall be entitled to recover reasonable attorneys' fees directly related to such enforcement or collection actions from Tenant and/or his assigns.

SIGNATURE PAGE

- 32) **ENTIRE AGREEMENT:** This Lease constitutes the entire agreement between Tenant and Landlord with respect to the subject matter hereof. No spoken or written agreements made before are a part of this Lease unless they are included in this Lease. This agreement may not be modified or amended except in writing and signed by both parties.
- 33) **GROUP LIABILITY:** If more than one Tenant is signing this lease, all Tenants and Tenant's parents agree to be held jointly and individually liable for all obligations under this lease, and any notice or service of legal papers on one Tenant shall be the same as if the notice was served on all Tenants.

Signature of Tenant Date

Legibly printed name of Tenant

Signature of Tenant Date

Legibly printed name of Tenant

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LANDLORD'S SIGNATURE _____
For A+ Student Housing, LLC

Addendum 1 (Cont'd): Rules and Regulations

Addendum 1: Rules and Regulations

The above signed agree to adhere to the following Rules and Regulations indicated below. These Rules and Regulations are part Tenant Housing Lease between A+ Student Housing, LLC and Tenant. A violation of any of the Rules and Regulations is a violation of the Lease.

1. **SPOKESPERSON:** For the purposes of this Lease there may be one individual in the group of Tenants that represents the interest of the group. The actions or obligations of any individual or number of individuals will be binding on the entire group and shall be fully binding on any of the Tenants of the group, jointly and severally at the sole discretion of the Landlord.
2. **APPEARANCE:** Tenants will not place or store items on any windowsills, ledges or balconies, front porch or back yard. Tenant will not hang laundry or other items from the balconies, windows and common areas. Tenants will not hang anything from suspended ceiling grid. Tenants will not drape wires or any other materials through the ceiling grid. No window treatments, awnings, draperies or umbrellas will be installed in the Property. No radio or television reception devices such as antennas and satellite dishes are allowed on the Property. Tenants will not install shelving, picture hooks, wallpapers, paint or alter the features of the Property, or install any additional, or relocate any of the existing telephone or cable outlets in the Property.
3. **DISRUPTIVE CONDUCT:** Tenants will respect the rights of others in their building and adjacent buildings with regard to noise levels and activity. If the Property Manager receives complaints with regard to the Tenants, the Tenants will be: First, warned via email. Second, warned again via email and fined \$15. Should a third violation occur, the Tenant will receive written notice and may, at the sole discretion of the Landlord, be removed from the Property and this Lease will terminate without refund. Tenants agree to pay a \$200 administrative fee for any disruptive conduct report received by the Landlord from the Town of Bloomsburg or from any breach in any section of this Lease agreement. Each breach shall constitute a separate administrative fee. Payment shall be made within 14 days of verbal or written notice by Landlord.
4. **OPEN CONTAINERS:** No glass bottles of any kind, or alcoholic beverages, are permitted outside the Property or in the common areas. Tenants will be fined \$25.00 for each occurrence caused by Tenant or Tenant's guest.
5. **KEYS:** Non Return of Keys: Tenant will return all keys at Lease termination. If keys are not returned, the Tenant will be charged for re-keying of the Leased Property, the mailbox, and the building entrance.
6. **DEBRIS:** Tenants will remove trash from the Property. Trash may not be placed in hallways or stairwells. Mislaid trash will be removed at a fee of \$15 per bag. Carpet stains caused by trash will be professionally cleaned at the expense of the Tenant. Tenants will remove all furniture and personal belongings upon Lease termination. Items left behind will be removed at the Tenant's expense. Tenants will not remove doors to allow passage of furniture.
7. **SMOKING AND VAPING** is prohibited anywhere inside the Property. Each year, smoking brings the highest fees to tenants who pay for damages caused during their lease term. **Tenant should insist that no one smokes in Tenant's home, or it will cost Tenant \$530** for Landlord to wipe all Property walls, ceiling, and hard flooring with solvent and steam clean all Property

carpeting. Tenant understands that any smoking odors and other effects are according to the sole opinion of Landlord.

8. **SNOW:** Tenants will keep sidewalk free from ice, snow, leaves, and other obstructions etc.
9. **REQUESTS:** Any complaints by Tenants, except in the case of emergency, must be made in writing through the maintenance request form on the www.APlusStudentHousing.com website.
10. **SAFETY:** Tenants will respect the personal safety and property of others. Tenants will not use an alternate heating sources such as kerosene/electric heaters, space heaters or electric blankets. The use of charcoal or flammable gas grills is also not permitted. Tenants may not prop open building entrance doors to allow access to non-Tenants. Tenants will not prop open the fire-rated doors to hallways or stairways. Tenants will not tamper, in any way, with safety devices provided throughout the building. These include: Smoke detectors, Heat detectors, Horn/Light units, Back-up lighting, Fire extinguishers, security cameras and Alarm system panel. Also included are the self-closing devices attached to the doors at the front and rear of each hallway and building entrances. If such tampering occurs, charges will be filed with the local authorities under provisions, which prohibit "Risking a Catastrophe". In addition, the Tenant will be removed from the building, and this Lease will terminate without refund.
11. **COMMON AREAS:** If there are common areas in your building then each apartment is responsible for the 15 ft. of hallway/common area in front of their door. You are responsible to keep it free of trash and debris. Tenants are also responsible for holes/marks on common area walls. (So if people are partying in front of your door please ask them to go party in front of their own door, because you will be responsible for any damage done.)
12. **EGRESS:** Tenants will become familiar with and observe all posted security regulations and all posted fire escape or evacuation routes and all fire exits. Questions concerning security and fire procedures should be directed to Property Manager without delay. Tenant agrees to provide safe egress, at all times, to all rented areas for Landlord, Superintendent, and Landlord's representatives.

Addendum 2: Charges for Damages



Charges for Damages

At the end of your lease term, A+ Student Housing, LLC, expects that its property will be returned in the same condition as it was when you first took occupancy of it. A+ Student Housing management maintains detailed records and photographs of each property. Any changes to the property that occur during your lease term will be charged against your security deposit in accordance with the chart below.

Immediate Administrative Fee:		\$35 + 11% of Total Damages	
<u>REPAIR, surfaces</u>	<u>FEE</u>	<u>REPAIR, miscellaneous</u>	<u>FEE</u>
Cleaning, heavy, per room*	\$50	Interior door repair or replacement	\$235
Cleaning, light, per room*	\$35	Exterior door repair or replacement	\$570
Cleaning, bathroom or kitchen*	\$85	Broken window replacement	\$345
Debris removal, light (cans, bottles, etc), per room	\$35	Appliance replacement, any, vandalized	\$450
Debris removal heavy (furniture, broken glass, etc), per room	\$85	Bed or part thereof missing or irreparable	\$175
Carpet cleaning, per room*	\$75	Couch replacement; damaged fabric/frame	\$450
Carpet replacement, per room*	\$425	Dresser replacement; broken drawer/frame	\$250
Smoking/vaping	\$530	Cabinet door, small ^Δ	\$95
Paint, per wall*	\$80	Cabinet door, large ^Δ	\$110
Paint, per room*	\$300	Mini-blind, bathroom fixture, or similar	\$35
Wall repair, per hole, small [†]	\$35	Bathroom faucet	\$100
Wall repair, per hole, large [†]	\$50	Smoke detector missing/damaged	\$55
Wall repair, 3+ holes/scars [†]	\$100	Fire extinguisher discharged; refill	\$95
Wall repair, tiny (tack holes only), 3+ holes to entire room [†]	\$50	Fire extinguisher missing/damaged; replace	\$150
Wall replacement [†]	\$250	Keys missing; replace, per key	\$45
Ceiling tile replacement	\$15	Key tumbler remaster (front door key lost)	\$115
Misc. call fee, 1st of type (light bulb change, locked out of apt)	Free	Pet, unauthorized, per animal	\$100
		Misc. Repair Cost of Labor & Materials	
		Misc. call fee, 1st of type (light bulb change, locked out of apt)	Free
		Misc. call fee, 2nd of type	\$40
		Locked out of apt 11 pm - 7 am	\$70

Initials
re:
Damage
Charges

Repair work does not include paint.
 * A “room” is any space of up to 200 square feet of floor with eight foot high ceilings; charges will be adjusted proportionately to reflect actual dimensions.
 † For damages to surfaces reachable from floor. When applied to ceilings or walls above 8’, add 20%.
 Δ Cabinet door charge can increase surprisingly if style of cabinet is no longer manufactured and/or entire cabinet replacement is necessary.

A+ Student Housing, LLC specializes in off-campus housing for students of Bloomsburg University

Addendum 3: Tenant and Parent Information

All information is required and must be written legibly.

TENANT 1

Check box if paying by loan. By checking this box, you agree to provide a \$500 payment, plus documented proof of loan approval, prior to due date of first rent payment. If these conditions are not met, you agree to be then subject to immediate cash payment in full, plus late fees.

Full Legal Name: _____ Social Security #: _____

Cell phone: _____ Email: _____

Home phone: _____ Graduation Year: _____

Home Address: _____ City, State, Zip: _____

PARENT INFORMATION *(If one parent is unavailable, provide explanation below.)*

Parent 1 Full Legal Name: _____ Social Security #: _____

Cell phone: _____ Email: _____

Home phone: _____

Home Address: _____ City, State, Zip: _____

Parent 2 Full Legal Name: _____ Social Security #: _____

Cell phone: _____ Email: _____

Home phone: _____

Home Address: _____ City, State, Zip: _____

TENANT 2

Check box if paying by loan. By checking this box, you agree to provide a \$500 payment, plus documented proof of loan approval, prior to due date of first rent payment. If these conditions are not met, you agree to be then subject to immediate cash payment in full, plus late fees.

Full Legal Name: _____ Social Security #: _____

Cell phone: _____ Email: _____

Home phone: _____ Graduation Year: _____

Home Address: _____ City, State, Zip: _____

PARENT INFORMATION *(If one parent is unavailable, provide explanation below.)*

Parent 1 Full Legal Name: _____ Social Security #: _____

Cell phone: _____ Email: _____

Home phone: _____

Home Address: _____ City, State, Zip: _____

Parent 2 Full Legal Name: _____ Social Security #: _____

Cell phone: _____ Email: _____

Home phone: _____

Home Address: _____ City, State, Zip: _____

Addendum 3 (Cont'd): Tenant and Parent Information
All information is required and must be written legibly.

TENANT 3

Check box if paying by loan. By checking this box, you agree to provide a \$500 payment, plus documented proof of loan approval, prior to due date of first rent payment. If these conditions are not met, you agree to be then subject to immediate cash payment in full, plus late fees.

Full Legal Name: _____ Social Security #: _____
Cell phone: _____ Email: _____
Home phone: _____ Graduation Year: _____
Home Address: _____ City, State, Zip: _____

PARENT INFORMATION *(If one parent is unavailable, provide explanation below.)*

Parent 1 Full Legal Name: _____ Social Security #: _____
Cell phone: _____ Email: _____
Home phone: _____
Home Address: _____ City, State, Zip: _____

Parent 2 Full Legal Name: _____ Social Security #: _____
Cell phone: _____ Email: _____
Home phone: _____
Home Address: _____ City, State, Zip: _____

TENANT 4

Check box if paying by loan. By checking this box, you agree to provide a \$500 payment, plus documented proof of loan approval, prior to due date of first rent payment. If these conditions are not met, you agree to be then subject to immediate cash payment in full, plus late fees.

Full Legal Name: _____ Social Security #: _____
Cell phone: _____ Email: _____
Home phone: _____ Graduation Year: _____
Home Address: _____ City, State, Zip: _____

PARENT INFORMATION *(If one parent is unavailable, provide explanation below.)*

Parent 1 Full Legal Name: _____ Social Security #: _____
Cell phone: _____ Email: _____
Home phone: _____
Home Address: _____ City, State, Zip: _____

Parent 2 Full Legal Name: _____ Social Security #: _____
Cell phone: _____ Email: _____
Home phone: _____
Home Address: _____ City, State, Zip: _____

Addendum 3 (Cont'd): Tenant and Parent Information
All information is required and must be written legibly.

TENANT 5

Check box if paying by loan. By checking this box, you agree to provide a \$500 payment, plus documented proof of loan approval, prior to due date of first rent payment. If these conditions are not met, you agree to be then subject to immediate cash payment in full, plus late fees.

Full Legal Name: _____ Social Security #: _____
Cell phone: _____ Email: _____
Home phone: _____ Graduation Year: _____
Home Address: _____ City, State, Zip: _____

PARENT INFORMATION *(If one parent is unavailable, provide explanation below.)*

Parent 1 Full Legal Name: _____ Social Security #: _____
Cell phone: _____ Email: _____
Home phone: _____
Home Address: _____ City, State, Zip: _____

Parent 2 Full Legal Name: _____ Social Security #: _____
Cell phone: _____ Email: _____
Home phone: _____
Home Address: _____ City, State, Zip: _____

TENANT 6

Check box if paying by loan. By checking this box, you agree to provide a \$500 payment, plus documented proof of loan approval, prior to due date of first rent payment. If these conditions are not met, you agree to be then subject to immediate cash payment in full, plus late fees.

Full Legal Name: _____ Social Security #: _____
Cell phone: _____ Email: _____
Home phone: _____ Graduation Year: _____
Home Address: _____ City, State, Zip: _____

PARENT INFORMATION *(If one parent is unavailable, provide explanation below.)*

Parent 1 Full Legal Name: _____ Social Security #: _____
Cell phone: _____ Email: _____
Home phone: _____
Home Address: _____ City, State, Zip: _____

Parent 2 Full Legal Name: _____ Social Security #: _____
Cell phone: _____ Email: _____
Home phone: _____
Home Address: _____ City, State, Zip: _____