

University Park Addendum To Student-Landlord Rental Agreement

Location: 225 E 700 N. Provo, UT 84606
Mailing: 497 N. 250 E. Mapleton, UT 84664
Office Phone: 801-471-9367

The following terms and conditions are in addition to those stated in the University Rental Agreement.
Contact the U.P. Management if you have any questions.

Office Hours: Management can be reached by calling **801-471-9367**, between noon and 2 p.m., Monday through Friday, or by leaving a text or voice message between 9:30 a.m. and 5:30 p.m., Monday through Friday. **Outside of these hours, EMERGENCY CALLS ONLY.**

Rent: Check or money order is the only accepted form of payment. **NO CASH.** Rent is due on the 1st day of the month before 5:00 p.m. Rent received after 5:00 pm on the 5th day will be charged a \$20 late fee. For each additional day rent is late, add \$4.00. A \$25.00 fee will be charged for all returned checks/insufficient funds.

Contract Period: The contract period begins on the first day of the specified semester and ends at 5:00 pm on the last day of the specified semester. Total rent for the contract period is divided and made payable in equal payments each month, i.e. tenants rent per semester(s) NOT month to month. Please take note that, as a courtesy, UP management allows students to stay in apartments between semesters if they are staying for the next semester. However, if students elect to stay over, they grant UP management and employees full access to the apartment without prior notification to clean and do maintenance as needed. Privacy cannot be fully expected at this time.

Phone/Internet: Tenants are responsible for securing their own means of phone calling. Internet is provided by VERACITY NETWORKS. If both bedroom occupants wish to access the Internet at the same time or desire Wi-Fi, they are responsible to purchase their own hub/router.

Utilities: UP receives an electricity bill monthly for each Apt. The amount is divided in six equal parts and entered on each tenant's ledger. By keeping the power in our name we help you avoid the hassle of having one tenant be responsible for payment for everyone and for having to pay a sign up fee. Tenants pay for power thru UP. As a way of simplifying payment for tenants and management, UP asks for a **\$50** retainer at the first of each semester. **THIS IS NOT PAYMENT IN FULL FOR THE SEMESTER.** The retainer may or may not cover all charges. Your ledger automatically keeps track of your credit or debit balance. If there is still money owing at semester end it will be assessed or taken out of deposit. You may request a copy of bills at the end of each semester if you desire.

Bicycles: DO NOT TAKE BIKES INTO THE APARTMENTS! Because extensive damage can result from bikes being in the apartments, a \$25.00 fee will be charged each time a bike is found inside. Bikes can be chained to the rails and the bike racks outside as long as they do not block walkways.

Cleaning Checks: Cleaning checks are held at least twice a semester. Ample notice will be given to tenants. Each tenant is responsible for at least one cleaning job in addition to his portion of the bedroom. Failing the cleaning check is a \$20.00 fee. If management deems the cleaning job "unlivable", the failing tenant will incur a \$20.00 per hour charge in addition to the \$20.00 failing fee, to have it cleaned. A \$5.00 cleaning re-check fee (per re-check) may be incurred in lieu of the \$20.00 fee if the tenant is willing to make the requested changes to his job during the inspection.

Parking: Parking spaces during F/W are reserved ONLY for tenants who possess a U.P. parking permit. ANY persons parking in our lot without a permit will be fined, booted, or towed at the owner's expense. **The permit does not guarantee the tenant a parking space except in the downstairs reserved parking.** It gives the tenant the right to park in available spaces. During the Spring/Summer semesters parking permits may or may not be required by U.P.

Contracts: If a tenant wishes to terminate a contract before the ending date, a written notice must be given and a \$50.00 administrative processing fee is due upon termination. It is the tenant's responsibility to sell the contract according to the provisions of the BYU approved contract. If the tenant does not sell his contract he IS responsible for rent due during the contract period. At NO time will the tenant exchange monies with the person buying the contract. The new tenant will sign a new contract with management and pay the monies due directly to management. The old tenant will be required to go through all the normal checkout procedures.

Security Deposit: In no event shall the security deposit be applied to last month's rent. A \$25.00 non-refundable deduction from the security deposit will occur each semester for use toward necessary maintenance or cleaning to the unit. Any damages, cleaning fees, or past due debts with U.P. will be deducted from the security deposit before refunds are made.

Mattress Pad: Tenants are required to provide and use a mattress pad on their bed. This is for your convenience and health. Failure to use one results in a \$25.00 fine.

Check-Out: Tenants must complete prescribed check-out procedures at the time of moving out of U.P. Failure to check-out according to the procedures results in a \$35.00 fee. Tenants leaving at any other time than the ending dates of contracts must notify management two weeks prior to the desired move-out date to make necessary arrangements for checking out and to receive the check-out procedure instructions. The fee for any lost/non-returned U.P. key is \$60.00. **Replacement keys for lost keys may be obtained from management ONLY.**

Security Deposit and Last Month's Rent: The security deposit and last month's rent is due upon signing of the contract.

I have read, understand, and agree to abide by the terms of this addendum. I understand that if I do not abide by these and all other rental rules, the Landlord may take appropriate action.

Tenant Date

U.P. Agent Date