

## University Park Addendum To Student-Landlord Rental Agreement

**Location: 225 E. 700 N. Provo, Utah 84606**

**Office Phone: 801-471-9367**

**Mailing: 617 E. 920 N. Orem, Utah 84097**

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:** The Management can be reached by calling the office phone number of 801-471-9367 Monday through Friday, 9:00 am-5:30 pm. 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 1<sup>st</sup> day of the month. Rent is late after 5:00 pm on the 5<sup>th</sup> day of the month. The late fee is \$10.00 if rent is paid after 5:00 pm on the 5<sup>th</sup> day of the month. For each additional day add \$2.00. 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 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 long distance calling. If both bedroom occupants wish to access the Internet at the same time, they are responsible to purchase their own switch/hub.

**Utilities:** Tenants pay electricity thru UP. UP asks for \$30 up front at the first of each semester to cover the cost. UP divides each bill equally among tenants each month and posts the amount on each apt door. The amount is then deducted from the money held on credit so students do not have to pay monthly. An accounting will be given at the end of each semester.

**Bicycles:** DO NOT TAKE BIKES INTO THE APARTMENTS! Because such extensive damage can result from bikes 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.

**Cleaning Checks:** Cleaning checks are held at least twice a semester. Notice giving ample time will be given to tenants. Each tenant is responsible for at least one cleaning job in addition to a portion of his bedroom. Failing the cleaning check is a \$15.00 fee. If management deems the cleaning job "unlivable", the failing tenant will incur a \$20.00 per hour charge in addition to the \$15.00 failing fee, to have it cleaned by the management's personnel. A \$5.00 cleaning re-check fee (per re-check) may be incurred

by the tenant in lieu of the \$15.00 fee if the tenant is willing to make the necessary requested changes to his cleaning 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 U.P.'s 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 the 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 the last month's rent. A \$15.00 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 \$20.00 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 the 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
--------	------	------------	------