

SUMMER 2018 TERMS OF AGREEMENT

📍 introduction

Please read this document with care. Once signed, this lease is a legally binding contract between you and the "Europa House, Inc."

This lease is made between the undersigned (referred to here as "the Resident") and "Europa House, Inc.," proprietor of the Europa House apartments (called "the Proprietor" here).

This contract contains the entire agreement between the parties, and the Proprietor is not bound by any representations or promises, oral or written, not in this contract. This contract cannot be modified orally.

📍 governing principles

The Proprietor agrees to furnish space in the Europa House, at 802 West Oregon Street, Urbana, Illinois, for the stated periods. The Proprietor will operate the Europa House in compliance with the Certified Housing standards of the Office of the Dean of Students of the University of Illinois at Urbana-Champaign (UIUC).

The Student agrees to abide by the University of Illinois' Certified Housing regulations and the "Apartments Rules," as they are now or may be amended later.

📍 student's responsibility

The Resident is responsible for the reasonable care of the Proprietor's property. The Resident agrees to pay to repair or replace damage to the building or its furnishings caused by the Resident or by his or her guest(s). If unknown person(s) damage any public areas, the Resident agrees to share, on a prorated basis, repair or replacement costs.

The Resident agrees to uphold reasonable standards, as determined by the Proprietor, of cleanliness and hygiene and to leave the apartment as clean and orderly as it was at the start of this lease.

📍 proprietor's role

The Proprietor shall not be liable for excessive utility costs due to improperly running or malfunctioning equipment.

Authorized personnel of the Proprietor shall have the right to enter any room at any time for maintenance, inspection or regulation enforcement purposes. The Proprietor may have the Resident's apartment cleaned professionally, should the Proprietor find that reasonable standards of cleanliness are not being met. The Resident agrees to pay for such cleaning expenses.

The Proprietor, its agents and employees shall not be liable for any loss or damage to the Resident or to the Resident's guest(s) due to fire, theft, burglary or vandalism. The Resident assumes all risk of loss to the Resident's property caused by any act or omission by the Resident or by water leaks, windstorm or causes beyond the Proprietor's control.

If the Proprietor deems that the Resident's apartment has become uninhabitable due to fire or other casualty, the Proprietor shall have the right to end this contract or to move the Resident to similar quarters during repairs. The Resident's contractual obligations shall cease only if the Proprietor ends this contract or does not furnish similar housing. The Proprietor shall have the right to reassign the Resident to similar Europa House apartment quarters. The Resident agrees that personality conflicts will not be resolved at the Proprietor's financial expense.

📍 the rent includes

Utilities: Power (electricity), water, sewage, trash

Utilities have an allowance of \$230 per month per apartment; costs exceeding these amounts will be charged against the security deposit.

Kitchenware: Basic cookware, glasses, dishes, flatware

Weekly change of bed linens: Pillow, pillowcase, sheets and blanket – the Resident will make the bed

Weekly light housekeeping: in the kitchen and bathroom areas

📍 the rent does not include

Television sets (or cable or DSS programming)

Parking in our garage

Telephones (or telephone service)

📍 calendar

The Resident seeks accommodation for:

- The 2018 UIUC Summer Term 1** – May 13 through June 9
- The 2018 UIUC Summer Term 2** – June 10 through August 5

- For the following time span (any time from May 13, 2018 to August 11, 2018):

Lease start date:
▼Month-Day

Lease end date:
▼Month-Day

There are no refunds for weekends, vacation periods or other times when the Resident does not take advantage of the housing space offered.

📍 payment schedule

Rental payments come due by the dates noted; all amounts are per person.

Rent:	Amount:	Due date:
Summer Session 1 (May 14 – June 10)	\$725	May 1, 2018
Summer Session 2 (June 11 – August 5):	\$1,450	June 1, 2018

If selecting your own length of stay: \$26/day the day that you move in

There is a \$30 fee for a payment returned for insufficient funds; payments overdue by five days or more incur an extra \$30 late fee every ten days.

– continued on reverse –

SUMMER LEASE

📍 security deposit – continued –

All or part of the deposit may be kept to cover:

- 1: Any payments outstanding under this contract
 - 2: Costs (actual or estimated) of cleaning the apartment to return it to its initial state
 - 3: Costs (actual or estimated) of any damages to the Europa House apartments attributable to the Resident and/or the Resident's guest(s) or, if caused by unknown person(s), costs shared in common by all residents
 - 4: Utility charges that exceed the utility expense allowance (\$230/month per apartment)
 - 5: Bills owed by the Resident to third parties, for example, utilities not included in the rent
- Deductions will be itemized when the deposit is returned, within 60 days after this contract ends.

📍 default

The Resident will be in default in circumstances that include, but are not limited to:

- 1: Contract payments over twenty days late
- 2: The inability or refusal to maintain a clean and orderly apartment
- 3: Disorderly or illegal behavior by the Resident or the Resident's guest(s)
- 4: Misuse of alcoholic beverages or smoking inside the Europa House apartments
- 5: Violating the UIUC Housing regulations or the Apartments Rules, as they are now or may be amended in the future

The Proprietor shall give the Resident written notice that, if the Resident does not rectify the default in five days, financial or other penalties (see the Apartments Rules) may be levied.

The Resident and his or her Parent/Guardian agree to pay all reasonable costs, attorney's fees and expenses incurred by the Proprietor in enforcing this contract, whether or not legal action is begun.

📍 ending the lease prematurely

If the Resident seeks to leave the Europa House apartments before the end of this lease, the Resident shall remain subject to the lease's financial obligations, unless:

If the Resident provides a replacement tenant, deemed to be suitable by the Proprietor, who will assume all the Resident's outstanding lease commitments, the Resident will be released from any further lease responsibilities.

If the Proprietor is the first to find a suitable tenant to assume all the Resident's remaining lease responsibilities, the Resident will be released from any further lease obligations, but will forfeit the security deposit.

📍 please complete this section

The Resident hereby agrees to the terms of this lease.

Resident's signature:

Date:

Resident's first & last name (please print):

Europa House Director:

Date:

Guaranty (if the Resident is under 21):

The undersigned guarantees the full observance of this lease and of any revised or continued lease to be observed by the Student and waives demand, notice of protest and notice of any changes, renewals, modifications or default by the Student.

Parent/Guardian signature:

Date:

Parent/Guardian first & last name (please print):

SUMMER LEASE

university of illinois
2018 summer
sessions 1 and 2



UNIVERSITY OF ILLINOIS • CERTIFIED HOUSING

EUROPA HOUSE

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