RCA and Birchwood Apartments 2008 Summer Squat Contract

Effective Dates This contract is for housing in the Reed College Apartments (RCAs) and the Birchwoods from **Tuesday, May 20, 2008, through 9 am on Friday, August 29, 2008**.

Occupancy Details Only full-time continuing students are permitted to sign a rental contract for a summer apartment. To be eligible, students must be enrolled in at least 3 units in Spring 2008 and three units in the Fall 2008. The summer maximum occupancy for the apartments is three people in a two bedroom apartment or two people in a one bedroom. Students that reserved their current apartments for the next academic year (squatters) are allowed to sign summer squat contracts..

Termination Students desiring to terminate their summer contracts may do so in writing on or before May 12, 2008 at noon. Canceling a summer squat contract will terminate your 2008-09 Apartment contract. After May 12, any student with a signed contract will be expected to fulfill the contract until August 29, 2008.

Tenant Responsibilities All guidelines and policies listed in the Reed College Apartments Rights and Responsibilities Guide are incorporated by this reference, except to the extent superseded by this contract.

Rental Rates Rent for the apartments is due in advance on the first of the month in June, July, and August to the Business Office. Arrangements for late payments must be brought to the attention of the Assistant Dean of Residence Life prior to the 5th of the month. If the rent for the month is not received by the 5th of the month, a daily late fee of $5.00 will be assessed for each day the rent remains unpaid. If no arrangements have been made with the Assistant Dean, and if payment in full (including all accumulated late fees) is not received by the 15th of the month, Reed College reserves the right to terminate this contract and, upon termination, the College has the right to immediate possession of the room. If you fail to vacate the room and deliver possession to the College, you will be deemed guilty of an unlawful detainer and subject to eviction. Even if Reed College terminates this contract and recovers possession of the room, you will remain liable for payment of all unpaid rent and late fees. Monthly rent charges will be added to your tuition account, so non-payment will also impact your registration clearance. Utilities are included in the monthly rental rate. There will be an additional utility charge of $50 a month if student(s) install air conditioner units.

☐ One Bedroom Apartment - $780 per month ☐ Two Bedroom Apartment - $920 per month

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(Initial and date here signifying you have read, understand, and agree to the above terms of the contract.)

Cleaning and Maintenance Throughout the summer there may be maintenance work scheduled for your apartment for which we will need your cooperation. Students are responsible for cleaning their apartment. It will not be cleaned in May or in August. It is the tenant's responsibility to clean the apartment and report any maintenance concerns to Facility Services in a timely fashion.

Summer Guests Occasional overnight guests are permitted in a student's apartment with the consent of the roommate(s), if any, for a total of 14 days during the summer. (A guest is defined as any person other than the official occupant of the room.) Guests need to be registered with the community safety office.

Subleasing Students may not sublease or assign this contract or sublet their apartment, or any portion of it. Any attempts to sublease or assign this contract will be null and void, will constitute a violation of this contract, and may at the option of the College, be grounds for administrative and termination as specified in the Reed College Apartments Rights and Responsibilities Guide.

By signing this contract, you agree to the conditions outlined above and the 2008-2009 Reed College Apartments Rights and Responsibilities Guide and the Reed College Apartments Contract.

_____	_____	_____
Current Reed Student's Printed Name/ID #	Signature	Date

Please do not write in this space *(please circle)* **RCA or Birchwood** Apartment Number: **#**_____

White - Residence Life **Green** - Student