



REED COLLEGE
RESIDENCE LIFE OFFICE
RCA and Birchwood Apartments 2010 Summer Only Contract

Effective Dates	This contract is for housing in the Reed College Apartments (RCAs) and the Birchwoods from Wednesday, May 19, 2010 at noon, through 5 pm on Tuesday, August 24, 2010 . Students who are renting apartments that currently live in the dorms are allowed to stay in their current room until Wednesday, May 19 at noon when the apartments are cleaned. Early move-in is not permitted.
	Students that are living in an apartment for the summer will move into a dorm room early so that the summer rental apartment can be cleaned for the new tenants. On Tuesday, August 24 starting at noon, students with a signed contract to live in the dorms for the 2010 - 2011 academic year will be able to move out of their apartment into their assigned dorm room for the academic year.
	This period of time is a special move in time and students are asked to pay special attention to their living environment so that the halls can be cleaned and prepared for opening. Students are requested not to have overnight guests during this period in the residence halls. In addition, the common living spaces should be kept neat and orderly and boxes and other items in common spaces should be promptly stored and recycled.
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 2010 and three units in the fall 2010. The summer maximum occupancy for the apartments is three people in a two-bedroom apartment or two people in a one bedroom. Subleasing your contract is prohibited, and may result in termination of your contract.
Termination By the Student	Students desiring to terminate their summer contracts may do so in writing on or before May 21, 2010 at noon. After May 21, any student with a signed contract will be expected to fulfill the contract until August 24, 2010.
Termination By the College	The College may deem it necessary to terminate the contract for noncompliance with any of the provisions of the contract, including the RCARRG and any additional guidelines, or for non-compliance with the health and fire safety provisions.
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the Reed College Apartments Rights and Responsibilities Guide are incorporated by this reference, except to the extent superseded by this contract.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 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 5 th 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 apartment. If you fail to vacate the apartment and deliver possession to the College, you will be deemed guilty of an unlawful detainer and subject to eviction. <i>Even if Reed College terminates this contract and recovers possession of the apartment, you will remain liable for payment of all unpaid rent and late fees.</i> Utilities are included in the monthly rate. There will be an additional utility charge of \$50 a month if student(s) install air conditioner units. o One Bedroom Apartment - \$836/month o Two Bedroom Apartment - \$494/month
	(Initial and date here signifying you have read, understand, and agree to the above terms of the contract.)
Cleaning and Maintenance	Unoccupied apartments will be cleaned starting on May 18, 2010. In addition, throughout the summer there may be maintenance work scheduled for your apartment for which we will need your cooperation. It is the tenant's responsibility to clean the apartment and report any maintenance concerns to Facility Services immediately. Apartments will have a yearly inspection during the summer contract to assess need for repairs and or upgrades.
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. (<i>A guest is defined as any person other than the official occupant of the room.</i>) Guests need to be registered with the community safety office.
Furniture	The one-bedroom apartments have one set of bedroom furniture and the two bedroom apartments have two sets of bedroom furniture. Students must provide additional furniture for the summer if desired. Reed furniture will not be removed.
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 2010-2011 Reed College Apartments Rights and Responsibilities Guide and the Reed College Apartments Contract.

Current Reed Student's Printed Name/ID #

Signature

Date