



REED COLLEGE
RESIDENCE LIFE OFFICE
RCA and Birchwood Apartments 2010 Summer Contract (squatting)

- 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 that 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.
- 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. Students that reserved their current apartments for the next academic year (squatters) are allowed to sign summer squat contracts. The college reserves the right to reassign students to new, or different spaces that are unoccupied. In a double occupancy room, the college reserves the right to assign any student to a double if one room is vacant. Rooms may be entered at anytime for maintenance or cleaning issues to keep room upkeep current.
- Termination** Students desiring to terminate their summer contracts may do so in writing on or before **May 21, 2010 at noon**. Canceling a summer squat contract will terminate your 2010-11 Apartment contract. **After May 21, any student with a signed contract will be expected to fulfill the contract until August 24, 2010**. Early move-in is not permitted.
- 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the Reed College Apartments Rights and Responsibilities Guide are incorporated by this reference, except to the extent superseded by this contract.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 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. 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. 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.
- One Bedroom Apartment - \$836/month 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 in a timely fashion. 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. (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.
- 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.
- 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