



Wesleyan University agrees to rent the following:

\_\_\_\_\_

Housing Assignment

\_\_\_\_\_

Monthly Charge

\_\_\_\_\_

From Date

\_\_\_\_\_

To Date

**Student Commitment:**

When you sign this agreement you are agreeing to the terms and conditions of the agreement, to pay all room fees when due, and to abide by all rules, regulations, and policies as outlined in the Terms and Conditions, the Guide to Graduate Living, the Code of Non-Academic Conduct, and Physical Plant and Fire Safety Policies.

\_\_\_\_\_

Student Name (please print)

\_\_\_\_\_

Student Signature

\_\_\_\_\_

Date

**TERMS AND CONDITIONS OF RENTAL AGREEMENT**

All Residential Life publications, policies, and procedures existing and as changed from time to time and other Wesleyan University publications are part of this agreement and must be read by all students. These policies include but are not limited to the following:

1. The rental term begins as of June 1<sup>st</sup> or the first day keys are received by the student until May 30<sup>th</sup> the following year.
2. All rent payments are due on the first day of the month. Rent will be deducted from the stipend of the student named herein unless the student is a Music Student. Music Students must submit a check payable to **Wesleyan University**. Checks must be sent to the attention of **Sherri Condon, 237 High Street, #422A, Middletown, CT 06459**.
3. Any written publications and notices from Wesleyan to the student shall be deemed to be properly given if mailed or delivered by Wesleyan authorities to the housing unit of the student. Any email publications and notices from Wesleyan to the student shall be deemed to be properly given if sent to the students Wesleyan email account.
4. The assigned apartment is to be occupied by the student named herein. The apartment may not be subleased.

5. Wesleyan may terminate this Agreement and require the student to vacate the assigned housing unit upon written notification under the following circumstances:
  - The student graduates from Wesleyan.
  - The student withdraws or is dismissed from Wesleyan.
  - The student fails to enroll.
  - The student fails to perform his/her obligations under this Agreement, or
  - Wesleyan in its sole discretion decides to use the assigned unit for a purpose other than a graduate student-housing unit. In this event, Wesleyan shall give at least 60 days written notice to the student and shall attempt to provide the student with comparable housing facilities which Wesleyan deems suitable and reasonable for the student's purpose.
  
6. Residents of housing who fail to meet rental obligations may cause any of the following actions to be taken by Wesleyan: referral for disciplinary action, eviction, referral to a collection agency, fines.
  
7. The student agrees to the following obligations:
  - The student will use the housing in a quiet and orderly manner.
  - The student will promptly notify Wesleyan of the presence of any dangerous condition and/or any material loss or damage to the housing unit. In addition, the student will notify Wesleyan of any injury to anyone on the property.
  - The student will not remove any items of Wesleyan's equipment from the housing unit without prior written authorization, alter or replace the present locks or install additional locks, paint and/or make any repairs and will not make alteration to or changes in the housing unit without prior written authorization.
  - Furniture provided by the university in designated furnished units is to stay in these units. Under no circumstances is bedroom furniture to move from one room or house to another. If missing or moved, the offending student or housemates will be charged.
  - The student will not keep any motorcycle, motorbike or any other motorized vehicle in a campus building. Bikes may not be kept in corridors, entrances, and exits must be kept clear to provide a safe means of egress in case of an emergency.
  - The use or storage of firearms, firecrackers, explosives, combustible materials and/or any other type or form of weapon, explosive or incendiary device or dangerous substance is prohibited. Students will be assessed a \$100.00 fine for each violation, and prohibited items will be confiscated and will not be returned.
  - The student will comply with and conform to all of the laws of the United States and the State of Connecticut; and the By-Laws, Rules and Regulations of the City and Town of Middletown relating to health, nuisance, fire, safety, highways and sidewalks.
  - Noise should be kept within reasonable levels at all times, and special care should be taken to contain noise within your housing unit. The student should be mindful of neighbors' schedules and of Middletown's ordinances with regard to noise, which require reduced levels after sundown every day. This includes, but is not limited to, loud playing of stereo and other sound-reproducing and recording devices and musical instruments and the exploding of firecrackers.
  - Wesleyan will not permit accumulation of boxes, packages, barrels, waste paper, garbage or other trash and debris on the premises.
  - At the end of the lease term, the student will move all personal property from the housing unit and will surrender the premises in as good condition as when entered except for loss or damage resulting from "acts of God" or ordinary wear and tear.
  - Pets are prohibited in graduate and family housing. If found on premises, there will be a fine.
  - Smoking is prohibited in all graduate housing, as well as within 25 feet of university residences.
  - The student agrees to take, use and occupy the premises in compliance with the Housing Regulations, which are hereby incorporated and made a part of this lease and with any and all other rules, which Wesleyan shall formulate and post regarding occupancy and use of the premises.
  - The student will maintain the housing unit in a safe, clean and habitable condition and will be responsible for loss or damage. Damage incurred to the housing unit beyond normal wear and tear will be charged to the student.
  - The student is prohibited from soliciting or running a business out of campus housing.
  
8. Wesleyan agrees as follows:
  - Wesleyan will deliver the housing unit to you at the beginning of the lease term in good and habitable condition.
  - With respect to leased premises in multiple dwelling units, Wesleyan will maintain the building, grounds, common rooms, hallways and passageways without cost to you and will maintain the heat, water and

electrical systems and make repairs to the above and to appliances and fixtures supplied by Wesleyan within the premises without cost to you unless such repairs are necessitated by your negligence or misconduct.

9. Wesleyan University may enter the housing unit during the term of this Agreement at any time in case of emergency or direct complaint. Wesleyan University will enter the housing unit with prior notification to the residents of at least 24 hours for any of the following reasons:
  - To show the housing unit to prospective residents with written notification.
  - To inspect for damages, fire and health hazards.
  - To make repairs, installations, additions, or alterations to the apartment or to the building, or to paint upon written notification.
  - To assess the physical condition of the housing unit.
  - To investigate suspected violations of the rules and regulations of Wesleyan University. Entrance will not be done without knocking first and announcing entrance.
10. Wesleyan shall not be liable to the student for pause of the service to the housing unit due to any accident, the making of repairs, alterations or improvements, labor difficulties, difficulties in obtaining fuel, electricity, service or supplies from the sources from which they are usually obtained. Wesleyan will make a good faith effort to rectify issues as quickly as possible.
11. Wesleyan is not responsible for loss or damage to personal property of its students or guests. Since Wesleyan cannot assume responsibility for loss of or damage to personal property of the residents or guests caused by mechanical mishaps, theft, fire, wind flood, other catastrophes, etc., students are advised to maintain their own insurance for personal possessions
12. The student is responsible for the conduct of invitees, visitors, guests, and agents while in the housing unit. The student shall deem any breach of any applicable condition of this Agreement by such invitees, visitors, guests and agents a breach.
13. If you remain in the unit past the expiration date, Wesleyan reserves the right to reinstate the terms of the lease for an additional twelve months. Wesleyan cannot guarantee that the current unit assignment will be retained by the student for future rental beyond the dates specified on this lease. However, Wesleyan will make every reasonable effort to avoid a change of residence if the student desires to remain in the same housing unit
14. If any provision of this Agreement or portion of such provision should be held invalid or waived, the remainder of the Agreement shall not be affected.
15. Heat, water, cable television, telephone, hot water, electricity, trash collection and other utilities and services will be paid for as follows:
  - Wesleyan is responsible for payment of the heat, water, hot water, electricity, trash collection, and internet.
  - Tenant is responsible for payment of any charges for cable television and telephone service.
16. Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention. The pamphlet may be viewed at: [http://www.hud.gov/offices/lead/library/enforcement/pyf\\_eng.pdf](http://www.hud.gov/offices/lead/library/enforcement/pyf_eng.pdf).

The University recognizes that any housing built prior to 1978 may contain lead-based paint and/or lead-based paint hazards. By accepting this contract, you are affirming that you have reviewed the pamphlet *Protect Your Family from Lead In Your Home*.

**WESLEYAN UNIVERSITY**

Office of Residential Life ● 237 High Street ● Middletown, CT 06459  
(860) 685-3550