

**VERANO PLACE
2021-2022 HOUSING AGREEMENT – TERMS and CONDITIONS**

UNIVERSITY OF CALIFORNIA, IRVINE

These Terms and Conditions are, by reference, incorporated into the housing agreement for Verano Place residents consisting of Parts I and II, hereafter referred to as the "Housing Agreement". It is understood that this Housing Agreement is between the REGENTS OF THE UNIVERSITY OF CALIFORNIA ("THE UNIVERSITY") and the individual STUDENT ("STUDENT") who has signed Part II of this Housing Agreement and that both parties enter into this Housing Agreement upon the following Terms and Conditions. This Housing Agreement entitles the STUDENT to the use of the apartment only in such manner as set forth herein and/or in the *Graduate and Family Housing Policies* document.

1. TERM

STUDENT agrees to occupy the apartment unit identified under Part I, Declarations, of this Housing Agreement for the period beginning July 1, 2021 and ending on June 30, 2022. If this Housing Agreement is executed after July 1, the commencement date will be identified under Part I, Declarations, of this Housing Agreement and the ending date will be June 30, 2022.

2. PAYMENTS

The sum to be paid for premises is due and payable in advance on or before the first day of each month. STUDENT hereby agrees to pay THE UNIVERSITY at UCI Payment Services, 228 Aldrich Hall, Irvine, CA 92697-1975 in person or through electronic means via the UC Irvine campus Student Billing System ("ZOT Account") on or before the FIRST of each month or next business day if the FIRST falls on a weekend or holiday. Service hours may be found at <https://fs.uci.edu/payments/index.php>. Payments submitted by cash, check, or money order must be accompanied with a ZOT Account Payment Stub. The STUDENT'S name and student identification number must appear on the check or money order. To ensure proper credit to the STUDENT'S housing account, the ZOT Account Payment Stub and/or the check or money order must specifically request payment be applied to Student Housing charges. All checks or money orders must be made payable to **UC REGENTS**. Charges, payments, and refunds are handled in accordance with the terms of this Housing Agreement and the policies governing said charges, payments, and refunds within the Student Billing System. Information regarding the Student Billing System may be accessed at <https://zotaccount.uci.edu>. Unless a written extension of the payment period has been obtained from Housing Administrative Services, a ten dollar (\$10.00) late fee will be assessed for any monthly payment received after the tenth (10th) day of each month or the first working day thereafter. STUDENT may be assessed an additional twenty-five dollar (\$25.00) fee and any costs incurred in collection of said monthly payment. Should the STUDENT'S account become delinquent, a "hold" may be placed on the STUDENT'S student records, preventing registration or the obtaining of other University services, to the extent permitted by law. In addition, legal action may be taken to terminate this housing agreement.

The payment for the initial period, as stipulated in Part I, Declarations, of this Housing Agreement, shall be made upon execution of this Housing Agreement or no later than one (1) business day prior to the commencement date of this Housing Agreement. Costs are prorated in the event the Housing Agreement is commenced after the first day of the month. Each month is considered to have thirty (30) days. The prorated payment amount will be one-thirtieth (1/30th) of the total monthly assessed housing charge for each day of possession by STUDENT. If the STUDENT receives notification via the UC Irvine campus Student Billing System ("ZOT Account") regarding unpaid fees assessed to their housing account and believes the charges were made in error, the STUDENT may contest the charges in writing within 30 days of the transaction date. Failure to contest the charges within said time period shall constitute a waiver of any claim the STUDENT may have. If the STUDENT receives written notification regarding unpaid fees assessed to their housing account after the STUDENT is no longer enrolled at UC Irvine and believes the charges were made in error, the STUDENT may contest the charges in writing within 30 days of notification. Failure to contest the charges within said time period shall constitute a waiver of any claim the STUDENT may have. Housing rates may be changed at any time provided that written notice is given to the STUDENT forty-five (45) days in advance. Annual rate adjustments become effective July 1st of each year.

3. DISCLOSURES

Upon execution of Part II, Acknowledgment/Acceptance of Terms and Conditions, of this Housing Agreement, STUDENT acknowledges receipt and signing of the following disclosures: 1) Verano Place Housing Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards; 2) Verano Place Housing Disclosure on Asbestos Containing Materials. The disclosure on Lead-Based Paint Hazards and the disclosure on Asbestos Containing Materials are each available on the Student Housing web site at www.housing.uci.edu/apply/Contracts.html.

4. UTILITIES

The UNIVERSITY provides electricity, gas, water, sewage, trash removal, ethernet, and cable television. The cost for these utilities is included in the assessed monthly housing charge with the exception of electricity for STUDENTS located in apartment numbers 66101 through 69414. Electricity charges for STUDENTS located in apartment numbers 66101 through 69414 will be assessed to STUDENTS' accounts in the UC Irvine campus Student Billing System ("ZOT Account") separately from the monthly housing charge. STUDENT agrees to use reasonable means and methods to conserve the use of these utilities. STUDENT is responsible for contacting and arranging for utility services not provided by the UNIVERSITY (e.g., telephone). STUDENT is responsible for all telephone repairs associated with the actual telephone and wiring from the phone to the jack. The UNIVERSITY is responsible for maintenance of all existing inside wiring and jacks. Alterations or additions to existing telephone wiring and jacks requires advance, written approval from the UNIVERSITY. STUDENT shall report all service problems directly to the local phone service provider. STUDENT may be reimbursed for costs related to repair of existing wiring and jacks upon submission of a receipt /bill from the local phone service provider detailing the work performed and the cost of that work.

5. SECURITY DEPOSIT

STUDENT will deposit with the UNIVERSITY the sum of one-hundred fifty dollars (\$150.00) as a security deposit on or before execution of this housing

agreement, to be retained by the UNIVERSITY until STUDENT'S occupancy terminates. The deposit is then refundable, subject to deductions for the cost of replacing lost or damaged fixtures, the cost of repairing and cleaning the unit and/or furnishings which have been damaged or soiled beyond reasonable wear and tear, for accrued and unpaid housing charges, and any other reason allowed by law. The UNIVERSITY has sole discretion in determining the amount of damages charged to STUDENT for repairs and cleaning, provided however, said charges will not exceed actual costs of said repairs and/or cleaning. In the event such costs exceed the amount of the deposit, STUDENT shall pay such additional amounts as may be required to cover the excess and costs of the collection, including attorney's fees.

6. ELIGIBILITY

A. STUDENT: To be eligible to live in Graduate & Family Housing, STUDENT must be:

- 1) a full-time regularly enrolled University of California, Irvine (UCI) graduate student (i.e., a student enrolled in a graduate program at UCI taking a minimum 12 units or more);
- 2) a Medical Student working toward a medical degree at UCI;
- 3) a Law Student working toward a law degree at UCI;
- 4) a full-time regularly enrolled University of California, Irvine (UCI) undergraduate (minimum of 12 units, excluding units/courses taken through University Extension) who:
 - a. is legally married or in a legally recognized domestic partnership and occupies the premises with their spouse or domestic partner on a full-time basis, or
 - b. has one or more dependents for whom they have legal custody and who resides with the STUDENT on a full-time basis, or
 - c. is 25 years of age or older.

B. OTHER OCCUPANTS: OTHER OCCUPANTS in the unit must be either:

- 1) the spouse or partner of STUDENT (STUDENT and Spouse/Partner must both sign "Graduate & Family Housing Affidavit of Marriage or Domestic or Adult Partnership" and "Graduate & Family Housing Marriage or Domestic or Adult Partnership 'Housing Agreement' Addendum");
- 2) the child of STUDENT or of STUDENT'S Spouse/Partner (STUDENT must provide a birth certificate or proof of custody/guardianship as well as documentation verifying that the child resides with the STUDENT or with STUDENT'S Spouse/Partner);
- 3) other individuals with prior written approval from the Graduate and Family Housing Exceptions Committee.

Eligibility will be verified each quarter/semester. STUDENTS need not enroll during the Summer Quarter provided they will be full-time registered UCI Students during the following Fall Quarter/Semester. Advance, written approval must be obtained from the Graduate and Family Housing Exceptions Committee to maintain eligibility for Verano Place while on academic leave or part-time status. STUDENT is solely responsible for immediately notifying the Verano Place Housing Office in writing of any of the above changes in academic or domestic status. STUDENT may be asked to provide additional personal information at the request of the Verano Place Housing Office.

7. HOUSING AGREEMENT RENEWAL

Renewal of this agreement is at the UNIVERSITY'S sole discretion. Eligibility for renewal is contingent upon evidence of continuing status as a regularly enrolled full-time student for the forthcoming academic year and satisfactory payment history. For all eligible STUDENTS, space availability will be a factor. No later than 60 days prior to the expiration date of this housing agreement, STUDENT must submit a written request to renew the housing agreement and verify eligibility for continued residency. STUDENTS approved for housing agreement renewal must execute a new housing agreement no later than the date stipulated by the UNIVERSITY. Failure to execute a new housing agreement shall be deemed evidence of intent not to renew.

8. ASSIGNMENT and SUBLETTING

The right of occupancy granted by this agreement is not transferable by STUDENT. In the case of single students, STUDENT shall not permit persons other than those under a housing agreement with the UNIVERSITY to occupy the apartment. In the case of married, domestic partner, adult partner, or single parent STUDENTS, only individuals identified as occupants in the Housing Agreement-Declarations are permitted to occupy the apartment. If STUDENT violates this provision, they shall be subject to immediate eviction. The STUDENT is the occupant of record and any spouse, domestic partner, adult partner, or any other adult living in the premises is a sub-occupant of the STUDENT. Eligibility of said spouse, domestic partner, adult partner, or any other adult to reside in the premises is dependent upon both the eligibility of the STUDENT and the continued occupancy of the premises by the STUDENT. To the extent permitted by law, said spouse, domestic partner, adult partner, or any other adult living in the premises is jointly and severally liable for any and all expenses, charges, damages, etc. In the case of single students, STUDENT agrees that by signing this agreement and for the sole purpose of facilitating assignments for single student apartments, STUDENT expressly waives their rights under the Family Educational Rights and Privacy Act (FERPA) and allows the limited disclosure of certain of the STUDENT'S directory information (specifically name, telephone, and e-mail address.) Information regarding "Policies Applying to the Disclosure of Information from Student Records" governed by FERPA may be obtained from the UCI Office of Academic Integrity & Student Conduct web site at <https://aisc.uci.edu/policies/pacaos/student-records.php>. The UNIVERSITY, at its sole discretion, may assign other students to a single student apartment, and may assign or re-assign any students to any apartment. The UNIVERSITY specifically reserves the right to require STUDENT to move to another apartment at its sole discretion. Such re-assignment may be on a temporary or permanent basis. STUDENT shall not sublet the premises or assign any of their rights pursuant to this Housing Agreement without prior written approval from the Verano Place Housing Office, which shall be granted at its sole discretion.

9. HOUSING AGREEMENT TERMINATION

STUDENT will be granted a release from this housing agreement in the event of mid-academic year graduation or academic dismissal, provided STUDENT submits to the Verano Place Housing Office a letter requesting release from the housing agreement along with appropriate documentation from the UNIVERSITY pertaining to the above mentioned graduation or dismissal. In the event of graduation or non-enrollment due to course completion that occurs during the Spring Term, STUDENT shall remain liable for the payment of the assessed housing charges through the housing agreement expiration date of June 30, 2022, unless the UNIVERSITY has assigned the apartment to another STUDENT.

Requests for release from this housing agreement for reasons other than those mentioned above are subject to administrative review, considered on a case by case basis, and granted only in extraordinary circumstances. Within seven (7) business days of receipt of said request and documentation, the UNIVERSITY will provide a written response granting or denying STUDENT'S request. If the request is granted, an assigned date upon which the Housing Agreement will terminate will be included in the response. If the request is granted for release from this Housing Agreement, STUDENT shall remain liable for the payment of assessed housing charges until the UNIVERSITY has assigned the apartment to another STUDENT. This period is not to exceed forty-five (45) days from the housing agreement termination date assigned by the UNIVERSITY. If, for any reason, the apartment is vacated before the specified termination date, STUDENT shall remain liable for the payment of assessed housing charges until the UNIVERSITY has assigned the apartment to another STUDENT, again, for a period not to exceed forty-five (45) days from the assigned housing agreement termination date. If the STUDENT vacates the apartment for any reason after the specified date of termination, the STUDENT shall be liable for (1) prorated housing charges until such time as the STUDENT vacates the premises; (2) any actual costs incurred by the UNIVERSITY as a result of the failure to vacate after the specified date of termination, including costs for alternate housing, meals, storage, additional moving costs for incoming STUDENTS, and/or vendor costs for apartment preparation that could not be performed by the staff; and (3) fifty-five dollars (\$55.00) in liquidated damages to cover the UNIVERSITY'S administrative costs resulting from the late move, which costs are agreed upon by STUDENT as they are extremely difficult or impracticable to ascertain.

If the STUDENT does not receive written approval by the UNIVERSITY to terminate this housing agreement, regardless of whether the STUDENT has requested such approval, and the STUDENT vacates the premises during the term of this housing agreement, the STUDENT shall remain liable for the payment of assessed housing charges until the UNIVERSITY has assigned the apartment to another STUDENT. Withdrawal, graduation, or academic dismissal by the STUDENT from the UNIVERSITY does not constitute a "written approval" by the UNIVERSITY to terminate this housing agreement; a STUDENT who plans to withdraw or has withdrawn must request permission from the UNIVERSITY to terminate this housing agreement, and the UNIVERSITY retains the right to determine whether it will grant such approval.

STUDENT is responsible for the apartment until move-out procedures have been completed (i.e., assessed housing charges paid in full, apartment vacated and cleaned, move-out walk-through completed, forwarding address given, and key(s) returned to the Verano Place Housing Office). All occupants must have vacated the premises when STUDENT moves out. Personal property left in the apartment after termination of occupancy or cancellation of this Housing Agreement shall be disposed of in accordance with state law. The UNIVERSITY is hereby relieved of any liability for moving, storage, or administrative charges associated with disposal of said personal property left behind after vacating. If the STUDENT leaves personal property on the premises, after vacating or abandoning apartment, and if it is stored or disposed of by the UNIVERSITY, packing, transportation, storage, and/or disposal charges will be imposed.

10. BREACH OF AGREEMENT

If the STUDENT has violated the provisions of this Housing Agreement, violated the rules of the UNIVERSITY, including any rules applicable to the apartments, violated the laws of the State of California or the United States, or engages in conduct otherwise detrimental to the welfare of other STUDENTS or themselves, the UNIVERSITY may serve a three-day notice to perform covenant or quit, to make payment or quit, or to quit, whichever is appropriate.

11. POSSESSION OF PREMISES

Once STUDENT has checked in and picked up keys, the STUDENT has taken possession of the premises. The UNIVERSITY therefore presumes that the STUDENT has "moved in", regardless of whether or not the STUDENT has lived in or physically transferred any belongings onto the premises. If STUDENT fails to take possession of the premises, STUDENT shall remain liable for payment of assessed housing charges until the UNIVERSITY has assigned the apartment to another STUDENT. This period is not to exceed forty-five (45) days. STUDENT shall also be charged a fifty-five dollar (\$55.00) fee for the UNIVERSITY'S administrative costs resulting from the STUDENT not taking possession of the apartment. This amount is accepted as the amount of liquidated damages caused by such circumstances as it is impracticable and difficult to determine such costs. The assessed housing charges and the fifty-five dollar (\$55.00) administrative fee shall be imposed if STUDENT fails to take possession of the apartment within seven (7) days of the assigned move-in date. In the event the UNIVERSITY is unable to deliver possession of the premises to STUDENT at commencement of the term of this Housing Agreement for any reason not within the control of the UNIVERSITY, including but not limited to failure of prior occupants to vacate as agreed or required by law, or partial or complete destruction of the premises, UNIVERSITY shall not be liable to STUDENT, except for the return of all sums previously paid by STUDENT, in the event STUDENT chooses to terminate this agreement because of UNIVERSITY'S inability to deliver possession. Otherwise, STUDENT'S obligation to pay assessed housing charges, therefore, shall commence upon UNIVERSITY'S delivery of possession.

12. USE OF PREMISES

STUDENT understands and agrees that activities of a business or commercial nature are not permitted on or in the premises occupied by STUDENT without prior written permission from the UNIVERSITY. This includes but is not limited to e-commerce, investment ventures, real estate sales or brokerage, listing the premises occupied by STUDENT on websites for the purpose of providing vacation or hotel/motel-type lodging, child care, animal care or any venture involving transfer of money or product in exchange for services. Representatives of products such as cosmetics, books, household supplies, etc. may not engage in any solicitation within on-campus housing nor can the premises be used in any unlawful manner.

13. CONDITION OF PREMISES

STUDENT agrees to inspect the premises, note its condition on the move-in checklist, and return it to the Verano Place Housing Office within five (5) business days after assuming possession of the apartment. In the event the move-in checklist is not received, the UNIVERSITY shall assume the premises are in good, safe, and clean condition. STUDENT agrees to keep the premises in clean, sanitary, and safe condition throughout the term of residency and upon termination of occupancy, return the premises, including any UNIVERSITY furnishings, to a condition identical to that which existed when STUDENT took occupancy or when the UNIVERSITY made subsequent improvements, except for ordinary wear and tear.

14. CARE OF PREMISES

STUDENT agrees to immediately notify the Verano Place Housing Office of any defects, dangerous conditions, or water intrusions in and about the premises of which the STUDENT has become aware and cooperate with the UNIVERSITY in the maintenance of all Verano Place buildings and grounds. STUDENT will be billed for repairs that are a direct result of STUDENT'S failure to report conditions of which the STUDENT was aware or reasonably should have been aware. Repairs, painting, or other alterations to UNIVERSITY facilities or grounds shall be made by UNIVERSITY personnel and its authorized agents only. STUDENT shall not make or attempt to make such repairs or alterations without prior written approval from the Verano Place Housing Office. STUDENT will be billed for any costs related to returning the apartment unit to its original move-in condition. Apartment interiors, patios/balconies, and entry ways are inspected regularly to assess the condition and safety of the premises, perform preventative maintenance, and make repairs. STUDENT will be billed for loss, soiling, and damage beyond reasonable wear and tear. STUDENT agrees to cooperate with the UNIVERSITY in its efforts to maintain a pest-controlled environment.

15. CONSTRUCTION AND RENOVATION

Capital improvement and other major construction or repair projects will necessarily cause increased noise, inconvenience, and dust in affected and nearby residences at certain times. By signing this agreement, the STUDENT acknowledges advisement of the possibility of increased noise and dust during such projects and that such reasonable disruptions are not grounds for termination of this Housing Agreement.

16. INJURY, LOSS, AND DAMAGE

The UNIVERSITY shall not be responsible for any loss, property damage, injury, or death suffered on the premises occupied by STUDENT, a member of STUDENT'S family unit or any other person except those resulting from deliberate acts or gross negligence of the UNIVERSITY. STUDENT will hold the UNIVERSITY harmless for loss, property damage, personal injury, or death not resulting from the deliberate acts or gross negligence of the UNIVERSITY. STUDENT will indemnify the UNIVERSITY for loss, property damage, personal injury, or death resulting from the deliberate acts or negligence of the STUDENT, STUDENT'S guest, or a member of STUDENT'S family unit. STUDENT accepts the responsibility for any loss, damage, or theft of personal property belonging to STUDENT on the premises, as well as for damages to the structure, fixtures, and furnishings of the premises that may result from an act or omission of the STUDENT, members of STUDENT'S family unit, or guests. STUDENTS are strongly encouraged to obtain renters insurance coverage. Renters insurance is not mandatory and may be purchased from any provider. As a convenience, the UNIVERSITY has arranged for students to obtain coverage from GradGuard™. Renters insurance offered through GradGuard is designed specifically for UNIVERSITY students and provides coverage for personal property loss or damage due to theft, vandalism, or fire. Coverage also includes personal liability protection if you cause damage to UNIVERSITY property as well if you unintentionally cause injury to another person or damage another person's property due to negligence. For detailed information regarding coverage, cost, and exclusions, go to www.gradguard.com/uci. By submission of this housing agreement, STUDENT acknowledges that they have been formally provided the option to obtain renter's insurance containing coverage for personal property loss, damage liability, and bodily injury liability from a UNIVERSITY-authorized vendor. The STUDENT further acknowledges that by providing said option, the UNIVERSITY has fulfilled its mandated consideration obligation.

17. SAFETY

STUDENT is responsible for keeping the common and exterior areas of the apartments in a clean and orderly condition for the health, safety, and benefit of all STUDENTS. STUDENT may not store items or personal property in the common and exterior areas of the apartments. Particular attention should be given to the prevention of fire hazards and conditions potentially harmful to small children. State safety regulations prohibit the storage of flammable, explosive, toxic, or otherwise hazardous materials in apartments or garages, stairwells, patios/balconies and common areas.

18. FIRE SAFETY EQUIPMENT

Per federal, state, county, local, and UNIVERSITY ordinances, it is illegal to tamper with (attempt to shut off, reset, remove, disable, etc.) any fire safety equipment, including smoke detectors, fire hoses or extinguishers, sprinkler system equipment, and/or alarm pull stations. Such tampering may result in legal action and/or eviction. False reporting of emergencies (i.e., pulling fire alarm pull station when there is no presence of smoke or fire) is a violation of the Housing Agreement, and STUDENT is subject to eviction. To ensure that all safety precautions are met, the UNIVERSITY'S department of

Environmental Health and Safety (EH&S) will conduct fire safety inspections at least once a year. Fire safety equipment in apartments with automatic sprinklers may be inspected quarterly. EH&S will conduct two fire drills annually—one at night and one during the day. Failure to evacuate whenever an alarm sounds or failure to cooperate with authorized UNIVERSITY personnel or public officials is subject to issuance of a civil citation and/or administrative disciplinary action.

19. NOTICE REGARDING CIVIL CODE RELATED TO SEX OFFENDERS

Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at <https://www.meganslaw.ca.gov>. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which the offender resides.

20. RIGHT TO ENTRY

On not less than twenty four (24) hours' advance written notice, or as otherwise required by law, STUDENT must make the premises available, at a time acceptable to STUDENT during normal business hours (defined for the purposes of this housing agreement as 8:00 a.m. to 6:00 p.m., Monday through Saturday) for entry by UNIVERSITY or UNIVERSITY'S agent for the purposes of: making necessary or agreed upon repairs, decorations, alterations, or improvements; supplying necessary or agreed upon services; showing the premises to prospective or actual purchasers, mortgagees, STUDENTS, workers, or contractors, or to make an inspection pursuant to CC §1950.5(f); or conducting any activity required or permitted by court order. In the event of an emergency or if STUDENT is present and consents to entry at the time of entry, or after STUDENT has abandoned or surrendered the premises, UNIVERSITY or UNIVERSITY'S agent may enter the premises without giving STUDENT prior notice. STUDENT shall not install, alter, or re-key any locks to the premises, make copies of keys, or install any burglar alarm system or security cameras.

21. PETS, SERVICE ANIMALS, AND EMOTIONAL SUPPORT ANIMALS

Cats that are registered and cared for in accordance with the Verano Place pet policy are permitted. A \$50 pet deposit is required. Small caged animals (e.g., guinea pigs, fish, small birds) may be permitted at the UNIVERSITY'S sole discretion only upon written approval from the Verano Place Housing Office. **No other pets are permitted.**

Service Animals trained to do work or perform tasks for the benefit of an individual with a disability are not pets and are permitted. STUDENT'S with Service Animals agree to comply with community requirements necessary to ensure the safety of the Service Animal, the safety of the STUDENT, the safety of other occupants (if applicable), and the safety of other community members prior to bringing the animal onto the premises as well as during occupancy.

Registration of a Service Animal with the UCI Disability Services Center (<https://dsc.uci.edu/register/>) and/or with the Verano Place Housing Office is completely voluntary and at the sole discretion of the STUDENT.

Emotional Support Animals require approval as an accommodation from the ESA Review Committee prior to bringing the animal onto the premises. STUDENT'S with a disability that require accommodation of an emotional support animal must initiate the process for accommodation consideration by completing the Disability Services Center (DSC) Intake Form found at <https://dsc.uci.edu/register/>.

22. WEAPONS

STUDENT agrees to comply with the UNIVERSITY policy which states that firearms (including air guns, BB guns, paint ball guns, etc.) are not permitted on the premises or any other UNIVERSITY grounds, and acknowledges that possession of firearms on such property is expressly prohibited by California Penal Code section 626.9. STUDENT also agrees not to keep other weapons (e.g., bow and arrow, sling shot, swords), explosives and toxic substances on the premises.

23. CONDUCT AND COMMUNITY DISTURBANCES

Graduate and Family Housing provided by the UNIVERSITY exists to support full-time students in their academic pursuits by providing an on-campus residential community environment that is conducive to those pursuits. By signing this housing agreement, the STUDENT acknowledges and agrees that the STUDENT, member(s) of STUDENT'S family unit, and STUDENT'S guests will conduct themselves in a manner that is consistent with this understanding.

The STUDENT is responsible for ensuring that guests are informed about and abide by the rules of the UNIVERSITY, Graduate and Family Housing community conduct policies, and the terms outlined in this housing agreement. STUDENT, member(s) of STUDENT'S family unit, and STUDENT'S guests are responsible for conducting daily activities in a manner that does not generate excessive levels of noise and that is not unreasonably disruptive to the residential experience of other community members. The established quiet hours for the community are between 10:00 pm and 8:00 am, Sunday – Thursday and between 12:00 am and 8:00 am, Friday - Saturday. The UNIVERSITY has sole discretion in determining if the noise is excessive and determining if activities are unreasonably disruptive.

STUDENT further acknowledges and agrees that conduct or behavior by the STUDENT, member(s) of STUDENT'S family unit, and/or STUDENT'S guests that violates community conduct policies stated in the "Graduate and Family Housing Policies", as maybe amended from time to time by UNIVERSITY, document found at http://www.housing.uci.edu/communityLife/Graduate_Policies.html may result in any or all of the following:

- Initiation of conduct actions or proceedings by Graduate and Family Housing;
- Initiation of conduct actions or proceedings by the Office of Academic Integrity & Student Conduct (OAI&SC);
- The UNIVERSITY serving STUDENT a three-day notice to perform covenant or quit or to quit as referenced in Section 10 ("BREACH OF

AGREEMENT”) of this Housing Agreement.

24. FURNISHINGS

STUDENTS may not install or store own refrigerator, freezer, dishwasher, bidet, clothes washer, or clothes dryer. Written permission from the Verano Place Housing Office must be obtained before pianos, organs, water-filled furnishings, satellite dishes, or air conditioners are moved into or installed on the premises.

25. VEHICLES

The operation of motor vehicles on UNIVERSITY property is subject to all applicable state and local laws, as well as UNIVERSITY and Verano Place regulations. Refer to the “*Graduate and Family Housing Policies*”, as maybe amended from time to time by UNIVERSITY, document at https://www.housing.uci.edu/communityLife/Graduate_Policies.html for policies regarding vehicles parked in the Verano Place Housing community. Motor vehicles may be operated only on public roadways; driving or parking on the fire access roads is prohibited. All gas operated vehicles such as motorcycles or mopeds are prohibited from being stored inside the apartment, storage area, stairwells, hallways, or on the patio deck area; they may be parked in the parking lots in spaces marked “Motorcycles Only” in accordance with Verano Place Parking Policies. Bicycles on UNIVERSITY property are subject to the same regulations as motor vehicles and should only be parked in designated bicycle racks. Only electric vehicles actively charging at the community EV stations may occupy the EV parking spaces. Violations of UNIVERSITY parking policies may result in the vehicle being impounded or cited and the owner subject to fines and any required storage or licensing fees. Use, possession, charging, or storage of portable, battery-powered, self-balancing scooters, consisting of two wheels arranged on either side of a platform(s) upon which the rider stands (commonly referred to as “hoverboards,” “electronic skateboards,” or “electronic scooters”) or other similar equipment is prohibited on UNIVERSITY property unless the aforementioned scooters have been tested and certified by a third-party laboratory.

26. SMOKING

Smoking (including, but not limited to electronic cigarettes, hookah pens, vape pens as well as any other instruments used to engage in “vaping”, etc.) and all tobacco products are prohibited on the UCI campus including all student residential communities. STUDENTS and their guests are not permitted to smoke or use tobacco products within individual apartment units, in common areas, and throughout the grounds. This includes all hallways, lobbies, garages, parking lots, walkways, and all exterior grounds. In Student Housing, this policy will be enforced as would any other infraction of housing agreement or community policy wherein non-compliance may ultimately result in termination of occupancy. Use of marijuana in any form is strictly prohibited on the UCI campus.

27. DRUGS

Federal law, state law, and University policy prohibit the solicitation, procurement, sale, or manufacture of narcotics or controlled substances except as expressly permitted by law. The use, possession, and sale of marijuana (medicinal or recreational) in any form is prohibited on all University property. Any person known or suspected to be in possession of, using, or distributing drugs, including medicinal or recreational marijuana is subject to disciplinary action and criminal action under state and/or federal law. Additional information regarding use and possession of marijuana on University property may be found on the University of California Office of the President web site at <https://www.ucop.edu/marijuana-and-drug-policy/>. STUDENTS involved in drug trafficking will be subject to immediate eviction.

28. CHANGES IN TERMS

The terms of this housing agreement may be amended by the UNIVERSITY for any reason, provided that written notice of such amendment is given to the STUDENT forty-five (45) days in advance.

29. NOTICE REGARDING CIVIL CODE RELATED TO RIGHTS AND OBLIGATIONS PERTAINING TO BED BUGS

Pursuant to Section 1954.603 of the Civil Code, notification regarding rights and obligations pertaining to bed bugs must be provided to STUDENT. STUDENT agrees to comply and cooperate with the UNIVERSITY regarding the prevention, reporting, and treatment of bed bug infestation. **Appearance:** Bed bugs have six legs. Adult bed bugs have flat bodies about ¼ of an inch in length. Their color can vary from red and brown to copper colored. Young bed bugs are very small. Their bodies are about 1/16 of an inch in length. They have almost no color. When a bed bug feeds, its body swells, may lengthen and become bright red, sometimes making it appear to be a different insect. Bed bugs do not fly. They can either crawl or be carried from place to place on objects, people, or animals. Bed bugs can be hard to find and identify because they are tiny and try to stay hidden. **Life Cycle and Reproduction:** An average bed bug lives for about 10 months. Female bed bugs lay one to five eggs per day. Bed bugs grow to full adulthood in about 21 days. Bed bugs can survive for months without feeding. **Bed Bug Bites:** Because bed bugs usually feed at night, most people are bitten in their sleep and do not realize they were bitten. A person’s reaction to insect bites is an immune response and so varies from person to person. Sometimes, the red welts caused by the bites will not be noticed until many days after a person was bitten, if at all. **Common Signs and Symptoms of Possible Bed Bug Infestation:** Small red to reddish brown fecal spots on mattresses, box springs, bed frames, linens, upholstery, or walls; Molted bed bug skins, white, sticky eggs, or empty eggshells; Very heavily infested areas may have a characteristically sweet odor; Red, itchy bite marks, especially on the legs, arms, and other body parts exposed while sleeping. However, some people do not show bed bug lesions on their bodies even though bed bugs may have fed on them. Information regarding UCI Student Housing’s protocol addressing bed bug prevention, response, and treatment may be found on the UCI Student Housing web site at <https://www.housing.uci.edu/>. Additional information may be found on the web sites of the United States Environmental Protection Agency (<https://www.epa.gov/>) and the National Pest Management Association (<https://nmpapestworld.org/>).

30. WAIVER

Any waiver or non-enforcement by the UNIVERSITY of any term or condition of this housing agreement shall not constitute a waiver of any subsequent breach of the same or any other term or condition of this agreement. Acceptance by the UNIVERSITY of any housing payment after STUDENT'S breach of this housing agreement shall not be deemed a waiver of such provision or any prior or subsequent provision, other than the STUDENT'S failure to make timely payment of the housing fee so accepted, whether or not the UNIVERSITY knew of the prior breach at the time such payment was accepted.

PRIVACY NOTIFICATION: The State of California Information Practices Act of 1977 requires the UNIVERSITY to provide the following information to individuals who are asked to supply information about themselves. The purpose for requesting the information is to process your on-campus housing contract. Housing Administrative Services maintains the information. Information will be transmitted to state and federal governments for inspection if required by law. Individuals have the right to access this record as it pertains to themselves.

NONDISCRIMINATION STATEMENT: The UNIVERSITY of California, in accordance with applicable federal and state laws and UNIVERSITY policy, prohibits discrimination against or harassment of any person at the University on the basis of race, color, national origin, religion, sex, gender identity, pregnancy, physical or mental disability, medical condition (cancer-related or genetic characteristics), ancestry, marital status, sexual orientation, citizenship, age, or service in the uniformed services. The University also prohibits sexual harassment and sexual violence. These policies cover admission, employment, access, and treatment in University programs and activities. The University of California also prohibits employment discrimination based on genetic information (including family medical history), gender, and gender expression.

SAMPLE

**VERANO PLACE
2021-2022 HOUSING AGREEMENT - DECLARATIONS**

UNIVERSITY OF CALIFORNIA, IRVINE

Part I - Declarations

This Housing Agreement is between the REGENTS OF THE UNIVERSITY OF CALIFORNIA, hereinafter called "THE UNIVERSITY" and the individual STUDENT hereinafter called "STUDENT" named herein.

TERM

This Housing Agreement is executed on _____ by and between THE UNIVERSITY and _____ (STUDENT). In consideration of the payment made upon execution of this Housing Agreement and of the payment and performance of the covenants and agreements as described below, STUDENT agrees to occupy a _____ bedroom apartment unit at _____ Irvine, CA 92617 (PREMISES) for the period beginning July 1, 2021 and ending on June 30, 2022. If this agreement is executed after July 1, the commencement date will be _____ and the ending date will be June 30, 2022.

PAYMENTS

The sum to be paid for premises shall be \$ _____ per month, due and payable in advance on or before the first day of each month. STUDENT hereby agrees to pay THE UNIVERSITY at UCI Payment Services, 228 Aldrich Hall, Irvine, CA 92697-1975 in person or through electronic means via the UC Irvine campus Student Billing System ("ZOT Account") on or before the FIRST of each month or next business day if the FIRST falls on a weekend or holiday. The payment for the initial period, _____, 20____ to _____, 20____ in the sum of \$ _____, shall be made upon execution of this Housing Agreement or no later than one (1) business day prior to the commencement date of this Housing Agreement.

SECURITY DEPOSIT

STUDENT will deposit with the UNIVERSITY the sum of one-hundred fifty dollars (\$150.00) as a security deposit on or before execution of this Housing Agreement, to be retained by THE UNIVERSITY until STUDENT'S occupancy terminates.

HOUSING AGREEMENT

This Housing Agreement incorporates by reference the "2021-2022 Verano Place Housing Agreement – Terms and Conditions" which is available online at the Student Housing web site at www.housing.uci.edu/apply/Contracts.html. The Housing Agreement makes reference to the amounts set forth above. These declarations pertain to this Housing Agreement in its entirety.

All checks or money orders must be made payable to UC REGENTS. The STUDENT'S name, address, and student identification number must appear on the check or money order to ensure proper credit to the STUDENT'S housing account.

Part II – Acknowledgment/Acceptance of Terms and Conditions

By signing this Housing Agreement, STUDENT certifies that they have read and understand that the Housing Agreement consists of Part I (Declarations) and Part II (Terms and Conditions) and that the Terms and Conditions are incorporated herein and constitute part of the Housing Agreement between THE REGENTS OF THE UNIVERSITY OF CALIFORNIA and the STUDENT. STUDENT agrees to abide by all such regulations as they may from time to time be amended or established by THE UNIVERSITY, as noted in community newsletters, Student Housing or campus listserv notifications, or posted on community bulletin boards. STUDENT also agrees to comply with all rules and regulations contained in the *Graduate and Family Housing Policies* document, which is incorporated herein by reference. The *Graduate and Family Housing Policies* document is available online at the UCI Student Housing Web site at http://www.housing.uci.edu/communityLife/Graduate_Policies.html. This Housing Agreement may be signed by scanning or facsimile with the same validity as an original signature.

STUDENT

PRINT NAME (First Middle Last)

Signature Today's Date (mm/dd/yy)

UC Irvine Student Identification Number Date of Birth (mm/dd/yy)

OTHER OCCUPANTS (Spouse/Partner, Children, Dependents – See paragraph 6 of the Housing Agreement – Terms and Conditions)

Print Name (First Middle Last)	Gender ID	Date of Birth	18 years or older? Y/N	Relationship (Spouse/Partner,* Child, Dependent)	Signature (Required if 18 years or older)

*Spouse/Partner must also sign Graduate & Family Housing Affidavit of Marriage or Domestic or Adult Partnership and Housing Agreement Addendum.

THE REGENTS OF THE UNIVERSITY OF CALIFORNIA
By:

Timothy J. Trevan

Timothy J. Trevan
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