



**LAS LOMAS APARTMENTS CONTRACT  
UNIVERSITY OF CALIFORNIA, IRVINE  
2023-2024 Academic Year**

**This Contract and Reservation Fee of \$375 are due by the expiration date indicated below. Contracts will not be accepted after this date.**

Contract and payment due no later than:

Gender:  
Date of Birth:

**IMPORTANT:** Verify the information above. If your LEGAL name, PERMANENT address, gender or date of birth is incorrect, contact Student Housing at (949) 824-6811 before proceeding.

It is understood that this contract is between **THE REGENTS OF THE UNIVERSITY OF CALIFORNIA**, hereinafter called "**UNIVERSITY**" and the **STUDENT**, and that both parties enter into this agreement upon the following terms and conditions. This contract is not transferable and may not be sold or reassigned.

**I. TERM OF CONTRACT**

Contracts accepted for fall quarter shall be for the ENTIRE ACADEMIC YEAR, including fall, winter, and spring quarters, 2023-2024 as defined in Section II, Item A. Contracts accepted for winter quarter shall be for the winter and spring quarters and contracts accepted for spring quarter shall be for that quarter only.

A. **Eligibility:** The STUDENT must be a regularly enrolled, full time, registered UCI STUDENT as defined by UCI Office of the Registrar for the term of this contract. However, the STUDENT shall be obligated, whether a registered student or not, to pay the UNIVERSITY in accordance with the payment provisions of this contract for any services provided to the STUDENT.

B. **Age Limitations:** Residency under this agreement is limited to students under the age of 25. Residency for students 25 years of age or older is subject to administrative review and approval by UCI Student Housing.

**II. PERIOD OF RESIDENCE**

A. **Opening and Closing Schedule:** The UNIVERSITY shall assign the STUDENT to a specific apartment and will open and close the apartments according to the following schedule.

1. The UNIVERSITY shall open the residential apartments at 10:00 am, Sunday, September 24, 2023.

2. The UNIVERSITY shall close the residential apartments at 10:00 am, Saturday, June 15, 2024.

B. **Holidays and Quarter Breaks:** The UNIVERSITY reserves the right to close any premises other than the apartments or halt any services in Las Lomas during an academic recess and the STUDENT shall not be entitled to any pro rata payment decrease or reimbursement for the period of said closure or cessation of services.

**III. PAYMENTS**

A. **Payment Schedule:** Contract amounts due are for a bedspace within a shared apartment and reflect a specific unit type and room assignment. The STUDENT acknowledges the University's right to assign roommate(s) to the bedroom and apartment and shall make payments in full at any time or in installments according the the payment schedule below.

Floorplan/Bedroom	Total Contract Amt.-Room Portion	Reservation Fee	Monthly Payment/Rate
UNIT A Bedroom 1 (Double)	\$9,195	\$375	\$980
UNIT A Bedroom 2 (Double)	\$9,105	\$375	\$970
UNIT B Bedroom 1 (Double)	\$9,195	\$375	\$980
UNIT B Bedroom 2 (Double)	\$9,105	\$375	\$970
UNIT C Bedroom 1 (Double)	\$9,330	\$375	\$995

Floorplan/Bedroom	Total Contract Amt.-Room Portion	Reservation Fee	Monthly Payment/Rate
<b>UNIT C Bedroom 2 (Double)</b>	\$9,195	\$375	\$980
<b>UNIT D Bedroom 1 (Double w/bath)</b>	\$9,285	\$375	\$990
<b>UNIT D Bedroom 2 (Double)</b>	\$9,015	\$375	\$960
<b>UNIT D Bedroom 3 (Single)</b>	\$9,330	\$375	\$995

\* Your signature on this contract indicates agreement to pay the amounts specified; however, if lower rates are approved by the UNIVERSITY, said lower rates shall be applicable, and UNIVERSITY shall notify STUDENT of any decrease in rates.

- B. **Installment Plan:** The payment schedule has been selected for convenience only. Each payment is a portion of the entire contract amount due and is not to be construed as covering a specific period or set number of days between payments.
- C. **Reservation Fee:** The Reservation Fee is a prepaid portion of the "Total Contract Amount" and is due at the time of contract submission. It constitutes a payment for securing a housing reservation and is applied toward the total contract amount. It is not a refundable security deposit. If the STUDENT fails to take occupancy, the Reservation Fee will be applied to the unpaid balance on the account, including room and liquidated damages fees. If a portion of the reservation fee has been deferred and has not been paid by the agreed upon due date, action may be taken to cancel this contract.
- D. **Housing Payments:** All payments are due at UCI Payment Services, 228 Aldrich Hall, Irvine, CA 92697-1975 or through electronic means via the UC Irvine campus Student Billing System ("ZOT Account") on or before the FIFTEENTH of each month as stated in Section III, Item A or next business day if the FIFTEENTH falls on a weekend or holiday. Service hours may be found at <https://www.fs.uci.edu/contact-us.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 contract 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://www.fs.uci.edu/student-billing/zot-account-basics.php>.
- E. **Late Payments:** Unpaid housing charges become "past due" one (1) day after they are due. Unless a written extension of the payment period has been obtained in advance from Housing Administrative Services, an SBS "financial hold" will result automatically on STUDENT'S account which may result in a denial of UNIVERSITY services. Information regarding financial holds in SBS may be found at <https://www.fs.uci.edu/student-billing/financial-holds.php>. If housing charges remain unpaid 20 days after they are due, an "academic hold" will be placed on the STUDENT'S student records, preventing registration or the obtaining of other UNIVERSITY services, to the extent permitted by law. Information regarding academic holds may be found at <https://www.reg.uci.edu/enrollment/holds.html>. In addition, legal action may be taken to terminate this housing contract as well as terminate any tenancy contract entered into between the UNIVERSITY and the STUDENT to commence in summer 2024 and/or in fall 2024. In the event of cancellation, expiration, or termination of this housing contract, remaining unpaid housing charges may become subject to further debt recovery or collection efforts that may occur through the California Franchise Tax Board or private collection agency.
- F. **Billing Disputes:** 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.

#### IV. UNIVERSITY RESPONSIBILITIES

- A. **Apartment Assignment:** The UNIVERSITY shall assign the STUDENT to a specific apartment without regard to race, religion, sexual orientation, or national origin, and does not guarantee specific apartments or roommates. The UNIVERSITY shall have the right to reassign the STUDENT to a different apartment without the consent of the STUDENT during the term of the contract.
- B. **Right of Entry:** The UNIVERSITY reserves the right to, at any time, enter the STUDENT'S apartment for any reason allowed by law and for showing to prospective residents; cleaning, inventory, inspection, and maintenance; to make repairs, alterations, or improvements; to supply necessary or agreed upon services; in case of emergency or fire; pursuant to court order; or when the STUDENT has abandoned or surrendered the premises. When it is practical to do so, the UNIVERSITY shall give the STUDENT reasonable notice of

its intent to enter and enter said apartment during operational working hours only, except (1) in cases of emergency, (2) when the STUDENT has abandoned or surrendered the apartment or (3) the STUDENT consents at the time of entry and for the reasons stated in this provision.

- C. **Mailboxes:** The UNIVERSITY shall provide STUDENT access to an assigned mailbox.
- D. **Construction and Renovation:** Capital improvement and other major housing construction or repair projects will necessarily cause increased noise and dust in affected and nearby residences at certain times. As a result, it may be necessary for the STUDENT to be reassigned to a different apartment. By signing this contract, the STUDENT acknowledges notice of the possibility of increased noise and dust during such projects as well as the possibility of reassignment to a different apartment and accepts housing assignments accordingly. The STUDENT also acknowledges that increased noise, dust, or potential reassignment are not grounds for cancellation or termination of this contract.
- E. **COVID-19 Response (2023-2024):** As of the date of execution of this contract, the UNIVERSITY is planning for primarily in-person instruction in Fall 2023. STUDENT understands and agrees that the contract has been drafted in anticipation of and in reliance on that occurrence. STUDENT agrees that in the event the COVID -19 pandemic or public health response prevents the UNIVERSITY from returning to pre-pandemic conditions or requires the UNIVERSITY to impose or continue with COVID -19 or other public health restrictions, including but not limited to occupancy or density restrictions in the STUDENT'S room, building, or housing community, with a minimum of ten (10) days' written notice to the STUDENT, the UNIVERSITY, in its sole and absolute discretion, may take the following steps:
  - a. If the foregoing occurs prior to STUDENT'S occupancy of the Premises, the UNIVERSITY may terminate this contract or re- assign the STUDENT in accordance with public health guidelines. Re-assignments may or may not include relocation with assigned or desired Roommates.
  - b. If the foregoing occurs during the term of occupancy, the UNIVERSITY may modify this contract by relocating STUDENT'S Premises, including the relocation of STUDENT and/or splitting up of Roommates. In any such case, STUDENT agrees to hold the UNIVERSITY and its employees, agents and assigns, wholly harmless from any resulting causes of action, claims, liability, or damages.

STUDENT further understands and agrees to comply with applicable federal, state, local, UC-wide and campus orders, directives, policies, and requirements pertaining to COVID-19 and/or other public health situation and being physically present on UCI controlled property, which includes residing in UNIVERSITY on-campus housing.

- F. **Proposition 65 Warning:** Building materials containing urea-formaldehyde resins, such as insulation, pressed wood materials, finishes, or adhesives, on this property can expose you to formaldehyde, which is known to the State of California to cause cancer. Plastic and vinyl items, such as flooring, miniblinds, wallpaper, cables, and coatings on wires, on this property can expose you to di(2-ethylhexyl) phthalate which is known to the State of California to cause cancer and birth defects or other reproductive harm. Firepits, grills and barbecues, gas stoves, gas heaters, natural gas-powered appliances, as well as exhaust from motor vehicles or other maintenance equipment, on this property can expose you to carbon monoxide and benzene, which are known to the State of California to cause cancer, birth defects, or other reproductive harm. Talk to your landlord or the building manager about how and when you could be exposed to these chemicals in your building. For additional information, go to <http://www.P65Warnings.ca.gov/apartments>.

## V. STUDENT RESPONSIBILITIES

- A. **Check-In:** The STUDENT shall officially check in, pick up keys and move in no later than September 28, 2023. Check-in will be located in the Las Lomas Community in Lot 15A on Los Trancos Drive on September 24, 2023. For arrivals occurring September 25 thru September 28, 2023, the STUDENT shall officially check in at the Middle Earth Housing Office located at 529 East Peltason Drive.
- B. **Late Arrival/"No Shows":** The STUDENT shall notify the UNIVERSITY of late arrival in writing by submission of the "Late Arrival Notification Form" thru the Student Housing Gateway at <https://my.housing.uci.edu/gateway/> prior to September 28, 2023. If this is not done, and the STUDENT does not take occupancy on or before September 28, 2023, the STUDENT'S space will be reassigned and the STUDENT will be billed for room fees through October 13, 2023 or through the date a replacement has moved into the space, whichever is earlier. In addition, the STUDENT shall pay \$250 to the UNIVERSITY as a liquidated damages fee. If the STUDENT notifies the Housing Office in writing after September 28 but prior to October 13 that the STUDENT is not coming, the STUDENT will be billed room fees through the date of receipt of written notification. In addition, the STUDENT shall pay \$250 to the UNIVERSITY as a liquidated damages fee.
- C. **Mid-Year Assignments:** If a STUDENT is assigned space during the academic year, the STUDENT is financially responsible for the contract amount as of the assigned occupancy date. The room fees are prorated from the date of assignment. There will be no refund of room fees should a STUDENT terminate occupancy during final examinations.
- D. **Check-Out:** Upon expiration of the contract, the STUDENT agrees to vacate the premises by 10:00 am on Saturday, June 15, 2024. The STUDENT shall remove all personal property, leave the space in a clean and orderly condition to avoid cleaning fees, and return the keys to the Express Key Drop Off Box in Lot 15A adjacent to the Las Lomas Apartments to avoid re-keying charges. STUDENTS vacating after 10:00 am on Saturday, June 15, 2024, will be assessed a late charge of \$25 per hour.
- E. **Occupancy:** The STUDENT shall not permit any other person to occupy the assigned space.

- F. **Transfer:** The STUDENT may not transfer to any other UNIVERSITY housing space without first obtaining the expressed written permission of UCI Student Housing. This does not imply that permission will be granted. Furthermore, any transfers taking place without the expressed written permission of UCI Student Housing will be void and may result in the STUDENT returning to their original housing space and facing disciplinary action.
- G. **Early Occupancy:** STUDENTS eligible under specific UNIVERSITY programs and/or per the sole discretion of UCI Student Housing, may be permitted to take occupancy earlier than the Fall Quarter opening date specified in Section II, A, with the date to be determined by UCI Student Housing. STUDENTS that take early occupancy under this provision may be subject to assessment of additional room and board or room only charges calculated at a daily rate based on the contract amount in accordance with assigned room occupancy type and, if applicable, meal plan selected. If assessed, the aforementioned charges will be posted to STUDENT's account in the UC Irvine Student Billing System ("ZOT Account".) STUDENTS that take early occupancy under this provision, whether they are assessed additional charges or not, immediately become subject to all applicable terms and conditions contained within this agreement.

## VI. LIABILITY

- A. **University:** The UNIVERSITY shall have no liability for the loss or destruction of or damage to the STUDENT'S property kept in the apartments or caused by any third parties. The UNIVERSITY assumes no liability and provides no insurance or financial protection for the STUDENT'S personal property. By submission of this contract 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. Personal property left in the STUDENT'S apartment after expiration, termination, or cancellation of this contract will be disposed of in accordance with applicable state law. The UNIVERSITY is hereby relieved of any liability for personal property left on the premises. The UNIVERSITY assumes no liability for injuries, loss, or damage, including death, due to STUDENT'S use of apartment facilities including, but not limited to, kitchens, recreational equipment, elevator, barbecue grills, etc. The UNIVERSITY shall not be held responsible or liable for the STUDENT'S accommodation if an assigned apartment is rendered uninhabitable due to circumstances beyond the reasonable control of the UNIVERSITY, including but not limited to "Acts of Nature", e.g. flood, pandemic, earthquake, and unusual weather conditions. The UNIVERSITY also reserves the right to make special room assignments to accommodate those conditions. No recompense or compensation is provided for loss of STUDENT'S time in dealing with a displacement (either temporary or permanent) nor retribution for discomfort. Should the UNIVERSITY need to close (in full or partial) or dedensify the apartments for reasons related to an emergency, earthquake, act of God, force majeure, pandemic, governmental order, or other exigency, STUDENT will not be reimbursed, nor pro-rated, for time not spent in the premises.
- B. **Student:** The STUDENT shall be liable for any loss or damage caused to the apartments or furnishings provided by the UNIVERSITY (including leaving said apartments or furnishings in an unsanitary or hazardous condition) and shall pay any and all damage charges upon presentation to the STUDENT of a statement of charges. The STUDENT also shares, with STUDENT'S assigned roommates, liability for condition of the apartment and its furnishings, if individual liability cannot be determined. In addition, the STUDENT is responsible for ensuring that guests are informed about and abide by all rules of the UNIVERSITY, Las Lomas apartment regulations, and the terms outlined in this contract. The STUDENT will be held liable in those instances when their guests do not abide by such rules or regulations or for behavior which is detrimental to the welfare of residents or the physical property of the apartments.

## VII. CANCELLATION (Prior to 9/24/2023 opening or prior to assigned occupancy date)

- A. **Reservation Fee Refundable:** This contract may be canceled by the UNIVERSITY if the UNIVERSITY does not have accommodations available for the STUDENT. Under such circumstances the Reservation Fee is fully refundable.
- B. **Reservation Fee Non-Refundable:** Prior to 5 p.m., September 22, 2023, this contract may be canceled by the STUDENT on written notification to Housing Administrative Services and the STUDENT shall be assessed a late cancellation charge as set forth in this paragraph if the cancellation is for any reason other than that set forth in the immediately preceding paragraph. It is agreed that the late cancellation fee is a liquidated damages charge and covers the UNIVERSITY'S administrative cost resulting from the STUDENT canceling the contract and is reasonable since at this time it is impractical and difficult to ascertain the amount of the damage. The Reservation Fee will be applied toward the late cancellation charge. The charge will be assessed according to the following scale:
1. Receipt of written notification prior to 5 p.m. on May 12, 2023, results in a \$100 late cancellation charge.
  2. Receipt of written notification prior to 5 p.m. on June 30, 2023, results in a \$150 late cancellation charge.
  3. Receipt of written notification prior to 5 p.m. on August 4, 2023, results in a \$200 late cancellation charge.
  4. Receipt of written notification prior to 5 p.m. on September 22, 2023, results in a \$250 late cancellation charge.



C. **Reservation Fee Non-Refundable (Mid-Year Assignments):** If a STUDENT executes this contract and is assigned space during the academic year for the first time (i.e., not UNIVERSITY reassigning the STUDENT), this contract may be canceled by the STUDENT prior to the assigned occupancy date by submitting written notification to Housing Administrative Services. The STUDENT shall be assessed a \$250 late cancellation charge if the cancellation is for any reason other than those set forth in Section VII, paragraph A. It is agreed that the late cancellation charge is a liquidated damages charge and covers the UNIVERSITY'S administrative cost resulting from the STUDENT canceling the contract and is reasonable since at this time it is impractical and difficult to ascertain the amount of the damage.

VIII. **TERMINATION (Upon or subsequent to 9/24/2023 opening or upon or subsequent to assigned occupancy date)**

- A. **Initiated by University:** The UNIVERSITY may take action to terminate this contract under the following conditions:
1. If the STUDENT has violated the provisions of this contract, violated the policies/rules of the UNIVERSITY, including any policies/rules applicable to the apartments, violated the laws of the State of California or the United States, or engages in conduct otherwise detrimental to themselves or to the welfare of other residents, the UNIVERSITY may serve a three-day notice to perform covenant or quit, to pay rent or quit, or to quit, whichever is appropriate.
- B. **Initiated by Student:** Requests for termination of this contract must be submitted online in accordance with instructions provided on the Student Housing website at <https://housing.uci.edu/rates/contract-cancellation/>. Requests for termination of this contract submitted by the STUDENT will be reviewed and may be granted written approval by the UNIVERSITY under the following conditions:
1. The STUDENT marries during the term of this contract and furnishes the UNIVERSITY with a certified marriage certificate.
  2. The STUDENT ceases to be a regularly enrolled registered UCI STUDENT as defined by UCI Student Housing and presents proof of such. In the event the STUDENT re-enrolls at the UNIVERSITY in the same academic year in which they have ceased to be a regularly enrolled, registered UCI STUDENT, the STUDENT is subject to having the cancellation of the contract deemed null and void and will remain liable for all rent for apartment until the end of the contract term or until and unless a replacement is found by the UNIVERSITY. Requests for termination for reasons other than those listed above are subject to administrative review (refer to the *Undergraduate Housing Policies* document, as amended from time to time by UNIVERSITY, available online at <https://housing.uci.edu/policies/undergraduate/> for additional information regarding the administrative review process). Roommate interpersonal conflicts, reasonable noise levels, temporary construction inconveniences, and personal preferences (e.g., desire to live off-campus, etc.) are not considered valid reasons for termination. Any request for termination must result in the STUDENT receiving written approval by the UNIVERSITY and an official termination date before the STUDENT can be considered released from their contract. Simply moving out or turning in keys does not constitute termination of the contract. Signing another residential contract or lease agreement does not establish a basis for termination of this contract nor does it release the STUDENT from the financial obligations pursuant to this contract.
- C. **Unauthorized Vacation of Premises:** If the STUDENT does not receive written approval by the UNIVERSITY to terminate this contract, regardless of whether the STUDENT has requested such approval, and the STUDENT vacates the premises during the term of this contract, the STUDENT shall be liable for all room charges unless and until a replacement is found by the UNIVERSITY. Withdrawal by the STUDENT from the UNIVERSITY does not constitute a "written approval" by the UNIVERSITY to terminate this contract; a STUDENT who plans to withdraw or has withdrawn from the UNIVERSITY must request permission from the UNIVERSITY to terminate this contract by submitting their request to terminate online in accordance with instructions provided on the Student Housing website at <https://housing.uci.edu/rates/contract-cancellation/>. The UNIVERSITY retains the right to determine whether it will grant such approval. Information regarding withdrawal from the UNIVERSITY may be found at <https://www.reg.uci.edu/enrollment/withdrawals/>. Information regarding loss of student status may be found at <https://www.reg.uci.edu/enrollment/studentstatus.html>.
- D. **Liquidated Damages:** In the event the STUDENT vacates the premises during the term of this contract, the STUDENT shall pay the UNIVERSITY a liquidated damages charge of \$250 in addition to any room charges that may be owed. The STUDENT agrees that the administrative costs incurred by the UNIVERSITY as a result of said vacating of the premises is reasonable and is accepted by the STUDENT as a liquidated charge because it is impracticable or extremely difficult to fix the actual damages for such administrative costs at this time.
- E. **Minors:** In the case of a STUDENT who is under 18 years of age at the time when they execute this contract agreement, request for termination of the contract shall be accompanied by the written consent of the parent or legal guardian.
- IX. **GENERAL PROVISIONS**
- A. **Delivery of Possession:** The UNIVERSITY shall not be liable for any delay in the delivery of possession of premises. The STUDENT'S obligation to make payments shall commence upon the UNIVERSITY'S delivery of possession.

- B. **Taking Possession:** Once the 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.
- C. **Non-Waiver:** Any waiver or nonenforcement by the UNIVERSITY of any term or condition of this 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 rental payment after the STUDENT'S breach of any provision of this agreement shall not be deemed a waiver of such provision or any prior or subsequent breach of any provision, other than the STUDENT'S failure to make timely payment of the rent so accepted, whether or not the UNIVERSITY knew of the prior breach at the time such rent was accepted.
- D. **Undergraduate Housing General Policies and University Policies:** The undersigned also agrees to comply with all policies and procedures contained in the *Undergraduate Housing General Policies* document and the *University of California Policies Applying to Campus Activities, Organizations, and Students*, as both may be amended from time to time, which are incorporated herein by reference. The *Undergraduate Housing Policies* document is available online at <https://housing.uci.edu/policies/undergraduate/>. The *University of California Policies Applying to Campus Activities, Organizations, and Students* may be accessed at <https://aisc.uci.edu/policies/pacaos/index.php>.
- E. **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 [www.meganslaw.ca.gov](http://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.
- F. **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 1/4 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://housing.uci.edu/community-life/health-safety/>. 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/>).

#### X. AGREEMENT

**This is a legal binding contract.** The undersigned understands and agrees that the terms and conditions herein above set forth constitute a contract between THE REGENTS OF THE UNIVERSITY OF CALIFORNIA and the undersigned for the entire period of September 24, 2023 through June 15, 2024. STUDENT hereby acknowledges that they have been provided the opportunity to print a copy of this contract for their records.

**You consent and agree that your use of a key pad, mouse or other device to select an item, button, icon or similar act/action in accessing or completing this agreement constitutes your signature, acceptance and agreement as if actually signed by you in writing. Further, you agree that no certification authority or other third party verification is necessary to the validity of your electronic signature; and that the lack of such certification or third party verification will not in any way affect the enforceability of your signature or any resulting contract between you and THE UNIVERSITY. Submitting this contract acknowledges your consent and agreement.**

Print For Your Records

Submit

If the student is under 18 years of age, the student's mother, father, or court appointed legal guardian must guarantee the student's obligation pursuant to this contract by signing below.

## PARENT OR GUARDIAN'S GUARANTEE

I hereby guarantee full and prompt payment to the University of all sums payable by the above named Student pursuant to this contract.

Guarantor :

Relationship :

Address :

The guarantor electronically signed this contract on:

THE REGENTS OF THE UNIVERSITY OF CALIFORNIA



By:

Timothy J. Trevan

Assistant Vice Chancellor, Student Housing

Laurelin Tower, Suite 2301

557 E. Peltason Drive

University of California

Irvine, CA 92697-3250

Offer prepared by:

**NONDISCRIMINATION STATEMENT:** The University of California, Irvine is committed to excellence through diversity and provides equal opportunity in its admissions, employment, programs, and services in compliance with all applicable federal and state laws.

**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.

SAMPLE