

## GRADUATE & FAMILY HOUSING 2025-2026 HOUSING AGREEMENT – TERMS and CONDITIONS

UNIVERSITY OF CALIFORNIA, IRVINE

These Terms and Conditions are, by reference, incorporated into the Graduate & Family Housing Agreement 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 ("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/PREMISES 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 of time identified under Part I, Declarations of this Housing Agreement, which shall be the "Term". If this Housing Agreement is executed after July 1, the commencement date will be identified under Part I, Declarations, of this Housing Agreement.

### 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 using the dropbox, by mail, or through electronic means via the UC Irvine campus Student Billing System ("SBS"/"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://www.fs.uci.edu/contact/index.php>. Payments submitted by 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 (SBS). Information regarding the Student Billing System may be accessed at <https://www.fs.uci.edu/student-billing/zot-account.php>. 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 Agreement. In the event of cancellation, expiration, or termination of this Housing Agreement, 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.

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 1<sup>st</sup> of each year.

### 3. DISCLOSURES

Upon execution of Part II, Acknowledgment/Acceptance of Terms and Conditions, of this Housing Agreement, STUDENT acknowledges receipt of and notification concerning the following disclosures: "Disclosure Information on Asbestos" and "Disclosure Information on Lead-Based Paint and Lead-Based Paint Hazards". If assigned to Verano Place, STUDENT acknowledges that both the Asbestos and Lead-Based Paint statements apply to those portions of Verano Place Housing specified in the disclosures on the Student Housing website. If assigned to Campus Village Housing, only the Asbestos section applies to the community. The aforementioned disclosures on Lead-Based Paint Hazards and Asbestos Containing Materials are available on the Student Housing website at <https://housing.uci.edu/contracts/>. If assigned to Palo Verde Housing, STUDENT acknowledges notification via this housing agreement that Palo Verde was constructed after 1979 and therefore is free from asbestos and lead-based paint hazards.

### 4. UTILITIES

The UNIVERSITY provides gas, water, sewage, trash removal from community waste receptacles, and ethernet for the PREMISES, the cost of which is included in the assessed monthly housing charges. As of this writing, the UNIVERSITY has released a Request for Proposal (UCI-RFP-24PTK006) for streaming services, which will be added as an included service should an agreement be awarded as a result of the Request for Proposal (UCI-RFP-24PTK006). The UNIVERSITY provides electricity for Verano Place and Campus Village communities only, the cost of which is included in the assessed monthly housing charges. The STUDENT agrees to use reasonable means and methods to conserve the use of utilities provided by the UNIVERSITY. The STUDENT is responsible for contacting and arranging for utilities not provided by THE UNIVERSITY. If the STUDENT resides in the Palo Verde community, STUDENT acknowledges and agrees that they must contact and arrange for electrical utility services at STUDENT'S own cost and expense. If the STUDENT desires to have a wired/landline telephone service, they must contact and arrange for telephone utility service at STUDENT'S own cost and expense. 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 require advance, written approval from the UNIVERSITY. STUDENT shall report all service problems directly to the local phone service provider.

## 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, removal of items left in the apartment at move out (in accordance with applicable law pertaining to notice and disposal of property) 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 Nursing student at the master's level or above working toward a professional degree at UCI;
- 5) a Pharmacy student at the master's level or above working toward a professional degree at UCI;
- 6) 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, or
  - d. is a veteran or active-duty service member of any branch of the United States military, or
  - e. is a UCI Underground Scholars Program participant.

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); community eligibility for STUDENTS with children under 18 years of age ("OTHER OCCUPANTS") within this category limited to Verano Place and Palo Verde communities only;
- 3) other individuals with prior written approval from the Graduate & Family Housing Exceptions Committee.

Eligibility will be verified each quarter/semester. STUDENTS need not enroll during the Summer quarter provided STUDENT will be enrolled as a full-time registered UCI Students during the following Fall quarter/semester. Advance, written approval must be obtained from the UNIVERSITY to maintain eligibility for Graduate & Family Housing while on academic leave or part-time status. STUDENT is solely responsible for immediately notifying UNIVERSITY in writing of any of the above changes in academic or domestic status. STUDENT may be asked to provide additional written verification/documentation at the request of the UNIVERSITY.

## 7. HOUSING AGREEMENT RENEWAL

Renewal of this agreement by the UNIVERSITY is not guaranteed. 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 and conduct history. Eligible STUDENTS admitted under specific University "guarantee" programs will be assured renewal in accordance with provisions stipulated by the applicable "guarantee" program. Eligible STUDENTS may email [gradstatus@uci.edu](mailto:gradstatus@uci.edu) for more information and/or to confirm "guarantee" program eligibility. For eligible STUDENTS not admitted under specific University "guarantee" programs, renewal offers will be based on space availability. 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. If STUDENT is approved for Housing Agreement renewal, STUDENT 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 (also referred to as "shared") 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 website at <https://conduct.uci.edu>. The UNIVERSITY, at its sole discretion, may assign other students to a single student ("shared") 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 acknowledges and agrees UNIVERSITY shall not be obligated or liable to provide any recompense or compensation for loss of STUDENT'S time in dealing with a displacement (temporary or permanent) nor retribution for discomfort. STUDENT shall not sublet the PREMISES or assign any of their rights pursuant to this Housing Agreement without prior written approval from the UNIVERSITY, which shall be granted at its sole and absolute discretion. In the event STUDENT receives prior written approval from the UNIVERSITY to sublet the PREMISES or assign any of their rights pursuant to this Housing Agreement, STUDENT remains liable for all damage to and necessary cleaning of the PREMISES resulting from subletting the PREMISES or assigning any of their rights pursuant to this Housing Agreement.

## 9. HOUSING AGREEMENT TERMINATION

STUDENT will be granted a release from this Housing Agreement in the event of mid-academic year graduation or student-initiated withdrawal from UNIVERSITY, academic dismissal, or conduct-related dismissal, conditioned upon STUDENT submitting to the UNIVERSITY written notification requesting release from the Housing Agreement according to instructions found on the Student Housing website (<https://housing.uci.edu/contracts/contract-cancellation/#gfh>) along with appropriate documentation from the UNIVERSITY pertaining to the above mentioned graduation, withdrawal, or dismissal. In the event of academic dismissal or conduct-related dismissal, STUDENT should submit written notification requesting release from the Housing Agreement promptly after receiving notification of academic or conduct-related dismissal. Failure to do so may result in the UNIVERSITY serving the STUDENT a 3 Day Notice to Quit due to STUDENT'S breach of this Housing Agreement by no longer being an enrolled full-time student. In the event of mid-academic year graduation or student-initiated withdrawal from the UNIVERSITY, written notification must be submitted at least 45 days prior to requested termination date. In the event of graduation, non-enrollment due to course completion, or withdrawal 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, 2026, unless the UNIVERSITY has transferred the legal right of occupancy to the apartment granted by this Housing Agreement 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 transferred the legal right of occupancy to the apartment granted by this Housing Agreement 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 transferred the legal right of occupancy to the apartment granted by this Housing Agreement 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/occupants, 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 transferred the legal right of occupancy to the apartment granted by this Housing Agreement to another student. Withdrawal, graduation, academic dismissal, or conduct-related 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, forwarding address given, and key(s) returned to the UNIVERSITY.) STUDENT must have vacated the PREMISES and removed all personal property from 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. This includes personal property left in the apartment by the STUDENT intended for the benefit of future incoming occupant(s). 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.

The STUDENT shall be liable for any loss or damage caused to the apartment or furnishings provided by the UNIVERSITY (including leaving said apartment or furnishings in an unsanitary or hazardous condition) and shall pay any and all damage and cleaning charges upon presentation to the STUDENT of a statement of charges via SBS/Zot Account. In the case of single student ("shared") apartments, the STUDENT agrees that STUDENT also shares, with STUDENT'S assigned roommates, liability on a joint and several basis, for any loss or damage caused to the apartment (including



leaving said apartment or furnishings in an unsanitary or hazardous condition), if individual liability cannot be readily determined.

#### 10. BREACH OF AGREEMENT

If the STUDENT has, or members of STUDENT'S family unit, guests and/or invitees have violated the provisions of this Housing Agreement, violated the rules of the UNIVERSITY, including any rules applicable to Graduate & Family Housing, violated any local, state, and/or federal laws, or engages in conduct otherwise detrimental to the welfare of other individuals 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 transferred the legal right of occupancy to the apartment granted by this Housing Agreement to another student. This period is not to exceed forty-five (45) days. 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 or elsewhere for the purpose of providing vacation or hotel/motel-type lodging, childcare, 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. The PREMISES cannot 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 UNIVERSITY within three (3) business days after assuming possession. 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 maintain 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 clean, sanitary, and safe condition, except for ordinary wear and tear. In the case of single students assigned to single student (also referred to as "shared") apartments, STUDENT agrees that by signing this agreement and for the purpose of facilitating incoming occupant/roommate assignments, STUDENT will maintain PREMISES, including common areas, in clean, sanitary, and safe condition throughout the term of residency. STUDENT agrees they shall be liable for actual costs incurred by the UNIVERSITY in the event incoming assigned occupants/roommates are unable to move into their assigned room within the PREMISES as a result of STUDENT'S failure to maintain the PREMISES, including common areas, in clean, sanitary, and safe condition. Costs incurred by the UNIVERSITY in the event incoming assigned occupants/roommates are unable to move into their assigned room include prorated housing charges, alternate housing, meals, storage, additional moving costs for incoming students/occupants, and/or vendor costs for apartment/room preparation that could not be performed by the staff.

#### 14. CARE OF PREMISES

STUDENT agrees to immediately notify the UNIVERSITY via the Housing Operations Services Center (<https://housing.uci.edu/services/building-maintenance/>) 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 UCI Graduate & Family Housing 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 UNIVERSITY. STUDENT will be billed for any costs related to returning the apartment unit to its original move-in condition. Apartment interiors, patios/balconies, emergency stairwell areas, and entryways 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 ordinary 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, inconvenience, and dust during such projects and that such reasonable disruptions are not grounds for termination of this Housing Agreement or compensation provided to the STUDENT.

#### 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 or its employees or agents. STUDENT will hold the UNIVERSITY, as well as any present or former employees, officers, agents, attorneys, successors, assigns and all other representatives of the UNIVERSITY, harmless for loss, property damage, personal injury, or death not resulting from the deliberate acts or gross negligence

of the UNIVERSITY or its employees or agents. STUDENT will indemnify the UNIVERSITY, as well as any present or former employees, officers, agents, attorneys, successors, assigns and all other representatives of the UNIVERSITY, for loss, property damage, personal injury, or death resulting from the acts, omission, or negligence of the STUDENT, STUDENT'S guest/invitees, 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. The UNIVERSITY shall not be held responsible or liable for the STUDENT'S accommodation if an assigned space 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 assumes no liability and provides no insurance or financial protection for the STUDENT'S personal property. **STUDENTS are strongly encouraged to obtain renters insurance coverage.** Renters insurance coverage 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, water, or fire as well as includes personal liability protection if you cause damage to UNIVERSITY property or 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 <https://gradguard.com/uci>. By submission of this Housing Agreement, STUDENT acknowledges that they have been formally provided the option to obtain renters 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 and other individuals in the housing community. STUDENT may not leave trash or store items or personal property in the common and exterior areas of the apartments/housing community. 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/or common areas. The aforementioned materials will be removed and disposed of without notice.

#### 18. FIRE SAFETY EQUIPMENT

Pursuant to federal, state, county, and local laws/ordinances and UNIVERSITY policies and regulations, 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. 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 Website 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 Civil Code §1950.5(f); or conducting any activity required or permitted by court order. STUDENT is responsible for notifying, as applicable, affected roommate(s), members of STUDENT'S family unit, guests, and/or invitees in advance of the aforementioned entry by UNIVERSITY or UNIVERSITY'S agent. In the event of an emergency or if STUDENT or as applicable, STUDENT'S roommate or adult member of STUDENT'S family unit 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 approved and cared for in accordance with the UCI Graduate & Family Housing pet policy (<https://housing.uci.edu/policies/graduate/>) are permitted. Small caged animals (e.g., guinea pig, fish, small bird) may be permitted at the UNIVERSITY'S sole discretion only upon written approval from the UNIVERSITY. **No other animals intended as 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. STUDENTS 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 Service 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 UCI Graduate & Family Housing is completely voluntary and at the sole discretion of the STUDENT.

Emotional Support Animals (ESA) require the following: a) approval as an accommodation from the ESA Review Committee; b) execution by STUDENT of an acknowledgement, and/or attend a meeting between STUDENT and UCI Graduate & Family Housing community staff, regarding compliance with UCI Graduate & Family Housing animal policy prior to bringing the ESA onto the PREMISES; and c) if ESA is a canine, submission of valid City of Irvine dog license. STUDENTS with a disability, or the STUDENT on behalf of an OTHER OCCUPANT 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/>.

Use of designated "dog park" located within Graduate & Family Housing is limited to residents with canine Service Animals and approved canine ESAs living within any of the Graduate & Family Housing communities. Outside of the "dog park" and outside of STUDENT'S residential unit, approved canine ESAs must be "on leash" and under control of the STUDENT or OTHER OCCUPANT at all times. Within the "dog park", approved canine ESAs may be "off leash" but must remain under the control of the STUDENT or OTHER OCCUPANT at all times and be immediately responsive to STUDENT'S or OTHER OCCUPANT'S verbal commands.

## 22. WEAPONS

STUDENT agrees to comply with the UNIVERSITY policy which states that firearms and/or any parts of firearms/weapons (including ghost guns, stun guns, 3-D printed guns, 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. STUDENT further agrees to ensure member(s) of STUDENT'S family unit, and their guests or invitees are aware of and comply with the aforementioned policies and laws.

## 23. CONDUCT AND COMMUNITY DISTURBANCES

Graduate & 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 and provides students with a living space that is a place of repose. By signing this Housing Agreement, STUDENT acknowledges and agrees that STUDENT, member(s) of STUDENT'S family unit, and STUDENT'S guests/invitees will conduct themselves in a manner that is consistent with this understanding.

STUDENT is responsible for ensuring that member(s) of STUDENT'S family unit, guests, and/or invitees are informed about and abide by the rules of the UNIVERSITY, Graduate & 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/invitees 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/invitees that violates community conduct policies stated in the Graduate & Family Housing Policies, as may be amended from time to time by UNIVERSITY, document found at <https://housing.uci.edu/policies/graduate/> 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 UNIVERSITY must be obtained before pianos, organs, water-filled furnishings (e.g., waterbed, fish tanks more than 10 gallons), satellite dishes, or air conditioners are moved into or installed on the premises, which the UNIVERSITY may grant in its sole and absolute discretion. STUDENT remains liable for all damage to and necessary cleaning of the premises resulting from installation and/or storage of any of the aforementioned items.

## 25. VEHICLES

The operation of motor vehicles on UNIVERSITY property is subject to all applicable state and local laws, as well as UNIVERSITY and Graduate & Family Housing policies and regulations. Refer to the Graduate & Family Housing Policies, as may be amended from time to time by UNIVERSITY, document at <https://housing.uci.edu/policies/graduate/> for policies regarding vehicles parked in the Graduate & Family Housing communities. Motor vehicles may be operated only on public roadways; driving or parking on the fire access roads or any other areas not specifically designated for the parking of a motor vehicle 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 UNIVERSITY and Graduate & Family Housing 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 charging stations may occupy the EV charging 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.



## 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 UNIVERSITY property, including all student residential communities. STUDENTS, members of STUDENT'S family unit, and their guests or invitees 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 Graduate & Family Housing communities, this policy will be enforced as would any other violation of this Housing Agreement or Graduate & Family Housing policy wherein non-compliance may ultimately result in termination of occupancy. Use of marijuana in any form and for any purpose is strictly prohibited on UNIVERSITY property, including within student residential communities.

## 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/or 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 website at <https://www.ucop.edu/safety-and-loss-prevention/environmental/program-resources/uc-smoke-free/marijuana-and-drug-policy.html>. STUDENTS, members of STUDENT'S family unit, guests and/or invitees 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 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 website at <https://housing.uci.edu/community-life/health-safety/>. Additional information may be found on the websites of the United States Environmental Protection Agency (<https://www.epa.gov/>) and the National Pest Management Association (<https://www.npmapestworld.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.

## DISCLOSURE INFORMATION ON ASBESTOS

### VERANO PLACE HOUSING ASBESTOS NOTIFICATION

The purpose of this information is to inform you of the presence of Asbestos-Containing Construction Materials (ACCM) in some Verano Place Housing buildings. This is in accordance with California law, section 25915 of the Health and Safety Code, which requires notification of the presence of ACCM in any building built prior to 1979. Verano Place Buildings 100-3200 were built prior to 1979.

### CAMPUS VILLAGE HOUSING ASBESTOS NOTIFICATION

Asbestos containing construction materials may be present in buildings constructed prior to 1979. Although Campus Village was built in 1980, asbestos use was still being phased out during construction of the buildings.

### PALO VERDE HOUSING ASBESTOS NOTIFICATION

Palo Verde was constructed after 1979 and therefore is free from asbestos and lead-based paint hazards.

You can find the brochure about [Living with Asbestos](http://www.housing.uci.edu/docs/contracts/EHS_Asbestos.pdf) at [http://www.housing.uci.edu/docs/contracts/EHS\\_Asbestos.pdf](http://www.housing.uci.edu/docs/contracts/EHS_Asbestos.pdf).

ACCM's are categorized into two groups: Non-Friable and Friable.

#### Non-Friable Materials

A material which, when dry, may not be crumbled, pulverized or reduced to powder by hand pressure. The asbestos in non-friable materials is bonded with vinyl, epoxy, cement or other materials and under normal conditions does not pose any danger. If the material is cracked, drilled, sanded or otherwise disturbed, it could result in the release of asbestos fibers into the air which could present a health risk. These materials include vinyl asbestos floor and/or linoleum sheet flooring as well as the mastic used to secure them.

#### Friable Materials

Any material that, when dry, can be crumbled, pulverized or reduced to powder by hand pressure. The spray-on acoustical material on ceilings and the joint compound used to cover the tape between pieces of drywall does contain asbestos in many locations. These materials are somewhat friable, but do not present a problem if they are not disturbed.

#### Do Not Disturb Asbestos Containing Materials

Do not disturb or engage in activities that could disturb asbestos containing materials. Only trained personnel using proper containment and personal protective equipment should and will perform work that would have the potential to disturb such materials. Work will be monitored by Environmental Health and Safety. Residents will be notified when work of this nature is required.

#### Questions

If you would like additional information regarding asbestos, please contact Environmental Health and Safety at (949) 824-6200. See your Housing office for a paper copy of the Living with Asbestos pamphlet.



**DISCLOSURE INFORMATION ON LEAD-BASED PAINT  
AND LEAD-BASED PAINT HAZARDS**

**Lead Warning Statement**

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 offering pre-1978 housing to prospective residents, property owners must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Residents must also receive a federally approved pamphlet on lead poisoning prevention. A copy of the brochure on [Protecting Your Family from Lead in Your Home](http://www.housing.uci.edu/docs/contracts/EHS_Lead.pdf) is at [http://www.housing.uci.edu/docs/contracts/EHS\\_Lead.pdf](http://www.housing.uci.edu/docs/contracts/EHS_Lead.pdf).

**Property Owner's Disclosure**

- (a) Presence of lead-based paint or lead-based paint hazards:
- ☒ Known lead-based paint and/or lead-based paint hazards are present in housing. Summary: This is a general summary of all testing results. Lead-based paint was identified on the listed surfaces. Lead may not be present in all apartments on all the surfaces listed.
- Campus Village: Constructed in 1980; no known hazards.
  - Palo Verde: Constructed after 1980; no known hazards.
  - Verano Place Bldg. 100-3200: All lead containing paint was abated from these buildings during the 1997-1999 renovation project. These buildings have been designated Lead Safe.
  - Verano Place Apts. 6200 - 6528: Constructed 1984; no known hazards.
  - Verano Place Apts. 66101-69414: Constructed 2011-2012; no known hazards.
  - Verano Place Towers (Apts. A100 – E711): Constructed 2020-2022; no known hazards.
- (b) Records and reports available to the Property Owner (check one below):
- ☒ Property Owner has provided the resident with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in housing.

**Questions**

If you would like additional information regarding lead-paint or sampling data, please contact Environmental Health and Safety at (949) 824-6200. See your Housing office for a paper copy of Protecting Your Family from Lead in Your Home.