

ParkView Apartments

BYU-Idaho Contract Addendum

1. Rent

If rents have not been paid within 5 days of the due date a late fee of Twenty Five Dollars (\$25.00) will be assessed plus Five Dollars (\$5.00) per day until rent is received. Tenant will be charged Thirty Five Dollars (\$35.00) for any returned or bounced check in addition to the late fees listed above.

2. Utilities

The Following Utilities will be paid by management:

- A. Water, Sewer, Garbage
- B. Cable TV, High Speed Internet
- C. Gas
- D. Electricity
 - one refrigerator/freezer combo per six tenants
 - one television per six tenants

If tenant brings additional appliances into the apartment, he shall pay

- \$25 additional rent for the semester for each television or mini fridge and/or \$45 additional rent for the semester for any other full size appliance payable in full or in part according to the payment schedule elected.

3. Cleaning Checks

Cleaning inspections shall take place at minimum 4 times per semester. Management may see fit to increase this if specific apartments are not maintaining an adequate cleaning standard, or at the specific request of a students. Failure of student to perform cleaning responsibilities, requiring management to return at a future date will result in a five dollar (\$5) charge which can be deducted from security deposit.

4. Furniture and Bedbugs

Bedbugs are becoming a more prevalent in college housing. In order to prevent and protect against infestations, we suggest that all students take the following precautions and cooperate fully with policies that minimize the potential impact of bedbugs in the complex.

- A. If a student is aware of bedbugs in a previous living arrangement (whether at home or another housing unit) they are asked to please disclose this information to management PRIOR to moving into the complex in order to eradicate the introduction into the complex.
- B. Students are not allowed to bring used furniture into the complex. This includes any fabric covered furnishings such as couches, chairs, banana chairs, love sacs, etc. Wood furniture also harbors bedbugs and is not acceptable, such as dressers, bookcases, end tables, night stands, etc. We provide furnished apartments with suitable furnishings for your needs. Additional furniture not only presents a risk for bedbugs, but is also often unsightly and crowds existing space, presenting a safety hazard.
- C. Mattress covers are required on all beds in approved housing. This minimizes the spread of bedbugs as they cannot penetrate the fabric. Bedbugs live in the crevices along seams of the mattress and in the joints and screw holes of the wood. The more substantial the mattress cover, the better the protection.
- D. Students understand that it is a shared responsibility to prevent and also treat bedbug concerns and that this must be done in a thorough and timely manner by both parties. Notify management IMMEDIATELY if you believe you have bedbugs. Be responsive to the steps given by management in order to eliminate the problem.

5. Mattress Pad

All tenants must provide a mattress pad upon moving into an apartment. An inspection will be done one week after check-in to ensure mattress pads are on each bed.

6. Barbecue Grills

No grills are allowed to be used within 30 ft of any building.