

Park View Apartments Addendum To BYU-Idaho Standard Contract

SECURITY DEPOSIT: Management acknowledges receipt of **\$150** as a deposit to indemnify the owners against damages to the property and/or unpaid rents. Deposit will be returned to the student less any damages or fees withheld as per contract.

PROCESSING FEE: One time fee of **\$50** charged to newly contracted students and returning students who have been gone from the property for at least 1 semester.

CANCELATION/TRANSFER FEE: Fee charged **\$150** if a student cancels a contract.

RETURNED CHECK FEE: Students will be assessed a **\$35** fee for a returned check or insufficient funds. All future payments will need to be made online, with a money order, or cashier's check.

ADDITIONAL APPLIANCE FEE: Park View Apartments provides at minimum one refrigerator/freezer combo per six students and one television. Students bringing additional appliances will be assessed a utility fee per semester as follows: **\$25** for each television or mini-fridge and **\$45** for any other full-size appliance.

CHECK-IN AND CHECKOUT PROCEDURES: Check-in and checkout procedures will be provided by the manager. Early check-in is not allowed unless pre-approved by the manager. Students will be charged **\$25/day** or **\$125/week** for any days outside of the contract when pre-approved by management. Students must leave the apartment white-glove clean and leave the premises immediately after having officially checked out.

HOUSEKEEPING: Students are required to maintain order and cleanliness in their living accommodations at all times. Apartment clean checks are performed twice a month. Students will supply their own cleaning products to clean their apartment. Cleaning supplies must be appropriate for the task, such as using toilet bowl cleaner to clean toilets or sanitizers and scrubbing pads to clean sinks. A **\$5** recheck fee may be charged to students who fail the clean check and require a recheck. Students will be charged **\$35/hr.** if cleaning has to be performed by the manager or manager representative either during the semester or following the checkout.

DAMAGES: Students are liable for any damages to the property. When more than one person is involved, each person will share in the expense. When students know who is responsible for any damage in public areas, they should provide such information to the manager. Individuals will be charged the actual cost including labor charges.

KEYS: Keys to apartments and mailboxes will be issued by the manager during the check-in process. Students are advised to keep their apartments locked at all times when not occupied. No Park View keys are to be duplicated. The typical cost for replacing a mail key is **\$5** and **\$50** to rekey the apartment if the key is lost.

LINEN: Students need to bring their own sheets, pillows, pillowcases, blankets, shower curtain, towels, and mattress cover (mandatory). If a mattress cover is not supplied by a student by the first clean check management will provide a new mattress cover and charge the student **\$25**.

LIGHT BULBS: Light bulbs and fixtures should all be working upon move-in. Students are responsible to replace bulbs that burn out during the contract period. Replacement bulbs must be LED and 60 watt-equivalent or greater. Bulbs should all be working for cleaning checks or BYU-I inspections. Replacement bulbs installed by Management will be charged to all tenants in an apartment (divided equally between them).

FIRE/SAFETY: All open flames and burning embers, such as candles and incense are prohibited. Tampering, disabling, or destroying any fire extinguisher, smoke detector or alarm is prohibited. (this includes removing batteries). If a smoke alarm is beeping please submit a maintenance request for management to replace with new.

FURNITURE: No furniture may be moved out of the room or apartment to which it is assigned. Furniture should not be stacked. Used furniture should not be brought into the apartment in order to prevent potential bed bug infestations.

BARBECUE GRILLS: Parkview Apartments will provide barbecue grills for the students and will have designated locations for those to be. All other barbecue grills are not allowed on the property

CARS: Students are to indicate on their contract if they will be bringing a vehicle. ParkView does not charge a fee for parking. If the student has a second vehicle they will need to purchase a stall at the rate of \$200 per semester. Each car must be registered with management and a sticker placed on the rear bumper. Derelict cars are prohibited. Working on cars on the property is prohibited.

BICYCLES: ParkView will provide locations for bicycles to be parked. Bicycles parked outside of designated bike-parking will be removed. Bicycles cannot be parked inside apartments. As with cars, ParkView does not charge a fee for bike parking. Each bike must be registered with management and a sticker placed on the bike frame. This helps us keep the place tidy and clean without abandoned bikes everywhere.

MAINTENANCE: Students are responsible to fill out a maintenance request form via the students payment portal as soon as possible if they notice anything in an apartment that requires repair work or maintenance. See "Property Condition" section 12 of the BYU-Idaho Student Landlord Housing Contract.

STUDENT LIVING AND OTHER MEETINGS: Student Living Meetings are held at the beginning of each semester to teach and share principles consistent to successful apartment living. Students are expected to attend and contribute to the building of a positive culture within the complex. Additional meetings may also be held at other times during the semester as directed by the manager. All students will be held accountable for any information discussed or distributed in the meetings, whether or not they attend.