

Park View Apartments Addendum

SECURITY DEPOSIT: Management acknowledges receipt of \$150 as a deposit to indemnify owner against damages to the property. Deposit will be returned to tenant, less \$50 processing fee.

BARBECUE GRILLS: Barbecue grills cannot be used within 30 feet of any building.

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. Student will be charged \$10/day 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.

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.

FIRE/SAFETY: All open flames and burning embers, such as candles and incense are prohibited. It is illegal to tamper with fire extinguishers. Tampering, disabling, or destroying any smoke detector or alarm is prohibited. **FURNITURE:** No furniture may be moved out of the room or apartment to which it is assigned. Furniture should not be stacked. Used furniture is not permitted in order to prevent potential bed bug infestations.

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 \$25/hr. if cleaning has to be performed by the manager or manager representative either during the semester or following the checkout.

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 \$40 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).

MAINTENANCE: Students are responsible to fill out a maintenance request form on the Park View Apartments website 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.

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

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.

UTILITY FEE: Park View Apartments provides 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.