This is your copy of the Terms and Conditions for Willamette University Apartment Lease (hereafter known as the Apartment Lease). The University may amend this lease by providing occupants notice in writing of any changes. It is mutually agreed that all required notice to the student is effective when posted to the student’s University email account. Only the student signing the Apartment Lease may make adjustments to the lease. Adjustments must be in writing by the advertised deadline (e.g., early arrival/late stay request, cancellation). Please read these terms carefully before signing the lease and keep a copy for your records.

I. Notice

Anyone who has a felony criminal conviction or pending charges must disclose that to the Director of Campus Safety in writing prior to entering into a Housing & Community Life Lease. In addition, should any resident be convicted of a felony or plead guilty or take other action resulting in a felony criminal record after entering into this lease, the student must notify the Director of Campus Safety in writing immediately.

II. Housing

A. Address
(This is not a mailing address. No deliveries are accepted at this address. All residents are assigned a University mailbox number.)

Doney Hall Apartments
900 State Street, Salem, OR 97301

Kaneko Commons Apartments
1300 Mill St. SE, Salem, OR 97301

University Apartments
425 Winter St. SE, Salem, OR 97301

B. Eligibility

Campus apartments are reserved for Willamette University students. Juniors, seniors and graduate students enrolled at Willamette University (either full or part-time) who are in good academic and disciplinary standing, or others authorized by Housing & Community Life, may reside in the University Apartments. Juniors and seniors in good standing may reside in the Kaneko Commons and Doney apartments. Willamette University does not offer married student housing.

C. Occupancy

The term of the Apartment Lease is for the full term as indicated on the lease agreement, or, if entered into after the start of the term, for the remainder of the term. The University agrees to assign space and provide services only after the applicant has properly signed and returned the lease and preference card and paid any required application fees. By moving into an apartment without a signed lease, the student is obligated to abide by all of the terms and conditions of the lease including the $1,100 non-negotiable cancellation fee.

The period of occupancy for all leases begins one day before classes begin (or orientation, for new students). The period of occupancy for the 9-month lease ends 24 hours after one’s last final (or at noon the day following Commencement, for official Commencement participants). Students may live in their Kaneko Commons and University apartments over semester break if their lease is continuing. The Doney Hall apartments may have limited or no access. Residents are required to vacate their apartments no later than noon on the last day of their lease. Students will not be allowed to occupy an apartment prior to these official opening dates and after these official closing dates except by authorization from Housing & Community Life or an authorized designee at a minimum cost of $100 per night. This charge may be waived for students authorized to participate in an official University program who arrive on their program’s start date.

The period of occupancy for students who lease an apartment after the first day of each semester will begin on the effective date of their lease. There will be no reduction in cost for late arrival or early departure.

Apartments will be held for the first two class days of each semester unless prior arrangements have been made with Housing & Community Life. In conjunction with the Registrar’s Office, students who have not arrived in their assigned spaces will be classified as “no-shows” after the second class day. Leases for “no-shows” will be canceled and the spaces reassigned.

Enrollment at the University and confirmation of an assignment is considered binding. Therefore, actual physical occupancy of the apartment by the occupant and/or one’s possessions is not necessary to constitute occupancy.

Students may not sublet the premises.

D. Interruption of Services

The University shall not be responsible for disruption or nonperformance of services due to circumstances beyond its control.
E. Assignments
Assignment to multiple occupancy apartments is only by mutual request. Each resident is collectively responsible for the full payment of the rent. If, at any point during the lease, a resident in a multiple occupancy apartment cancels their lease for any reason, the remaining resident(s) is responsible for either finding a new eligible apartment mate(s) (not currently under lease in a full multiple occupancy apartment) or moving. The Apartment lease is binding for the entire term of the lease or portion thereof.

Assignments to Doney, Kaneko Commons and University Apartments, are made by Housing & Community Life.

1. The following assignment eligibility will be considered for students of junior, senior or graduate standing in good standing with the University (academic and disciplinary) wishing to live in University-owned apartments:
   (a) Students currently under contract/lease with Housing & Community Life. Graduate students only qualify for assignment to the University Apartments (UAP).
   (b) Students on approved study abroad programs of junior, senior or graduate standing.
   (c) Other Willamette students of junior, senior or graduate standing.
   (d) New students of junior, senior or graduate standing.
   (e) Others authorized by Willamette University.

2. If a vacancy occurs within an apartment at any time during the academic year, the remaining occupant(s) will be given the following options:
   (a) Select an eligible apartment mate(s) under University contract/lease within 3 working days of the vacancy or the remaining occupant(s) pays the full rent of the apartment, if the campus vacancy rate allows.
   (b) Move to an under-assigned apartment or residence hall if condition 2.(a) is not selected. This requires signing a contract for room and meal plan, if applicable.

Willamette University will reassign an occupant to a residence hall or cancel the lease if conditions (a) or (b) above are not met.

3. Students requesting campus housing accommodations due to a health related matter must submit acceptable documentation to Accessible Education Services prior to the assignment deadline to be certified.1 Housing & Community Life will review the recommendation made by Accessible Education Services and make an assignment based on the availability of space, the individual’s needs, and the University’s ability to accommodate the student.

4. In the event of unforeseen emergencies or other situations, the University reserves the right to place people in spaces as needed. An under-assigned apartment may be filled at the University’s discretion or an apartment may be closed and students may be required to move from their original assignment.

5. Willamette University reserves the right to immediately assign or reassign space for the benefit of students or the living unit.

6. Non-Willamette students are not eligible to lease space at the Doney, Kaneko Commons or University Apartments except by authorization from Housing & Community Life.

7. Specific requests for accommodations are honored, if possible.

8. Students who wish to make a qualifying rate change move (i.e., multiple room to single room or apartment) may contact Housing & Community Life to place their name on the waiting list. Waiting lists are kept in order of class standing and moves are considered 2 weeks after the no-show deadline. If a student is approved to move elsewhere on campus, it is their responsibility to complete the Residential Transfer process within 3 working days. The time allowance may vary after Greek recruitment.

9. Greek students with University designated housing (members and pledges) may sign up for an on campus apartment after their University designated housing is full and they have signed their chapter’s waiting list. Students are reassigned to their University designated housing (in accordance with the waiting list) if a vacancy occurs at any time throughout the year.

F. Payment
The student agrees to pay the rent and all properly billed charges (e.g., for damages, guests, lost keys, etc.) at the time(s) scheduled by Willamette University. If more than one student occupies an apartment, each is collectively responsible for the full payment of the rent. The rent is to be paid in advance unless a deferred payment plan is arranged with the Business Office. Students residing at the Doney, Kaneko Commons and University Apartments may be required to pay a per semester activity fee. Contact Housing & Community Life for more information. Failure to complete financial arrangements with the Business Office may result in the cancellation of this lease agreement by Willamette University. Students who move in/out during semester break are charged the to-date accrued rent.

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1 To be eligible for a campus housing accommodation, a student must provide documentation of a diagnosed disability as required by the ADA definition.
G. **Refundable Cleaning Deposit: $300.00 per person**

All leases are required to deposit a $300.00 cleaning deposit with Willamette University before occupying an apartment. The $300.00 cleaning deposit is refundable provided that the apartment has been checked by a Housing & Community Life staff member and **meets all cleaning specifications.** No partial refunds will be given. Cleaning deposits are not transferable from one unit to another. It is the duty of the student to return the premises to its original state at the end of the lease, reasonable use and wear excepted. Reasonable use and wear may be understood to mean the gradual deterioration resulting from use, lapse of time, and the operation of the elements, in spite of the student's care. Students are responsible for the cleaning of their apartments and the cost of their cleaning supplies. **If an apartment is not left in “move in ready” condition at check out, the cleaning deposit is forfeited. If the forfeited cleaning deposit does not cover the cost of returning the apartment to its original state, the occupant will be billed accordingly.**

H. **Cancellation Provisions**

The apartment lease is binding for the entire specified academic program as indicated on the lease agreement or portion thereof if entered into after the beginning of the lease. Juniors, seniors, graduate students or any students who are 21 or older are eligible to cancel this lease if advance written notification is provided to Housing & Community Life. In the event of our cancellation, or the student's choice to cancel this lease to move off campus, the to-date accrued rent charges, a **non-negotiable** $1,100 lease cancellation charge will be assessed. The grace period for canceling this lease to move off campus without financial charge ends at 11:59 p.m., May 13, 2016.

This lease may be canceled during the term of the lease without financial penalty for the following reasons: (1) graduation, (2) withdrawal for at least one semester, (3) participation in a University-sponsored study abroad program, (4) leave of absence, (5) call to active military duty, (6) ineligibility to continue enrollment due to a failure to meet academic requirements, (7) failure to enroll second semester, or (8) have dependent family under their care (child or parent) or (9) marriage, civil union, domestic partnership (must provide documentation).

In the case of a lease cancellation or termination at any time during the lease term, students are responsible for the following within 24 hours (this time allowance may vary with the last day of each semester): (1) returning their key to a Housing & Community Life staff member to avoid a $85 rekey charge, (2) checking out with a Housing & Community Life staff member to avoid paying an improper check out charge and (3) paying the $1,100 non-negotiable lease cancellation charge, (if moving off campus).

Students who cancel their lease at the end of Fall semester are responsible for moving out by **Sunday noon** following finals.

**Students who are still enrolled and leave the apartments during the term of the lease without a release from the lease continue to be financially responsible for rent charges that accrue while this lease is in effect.**

Students are advised not to sign outside contracts or leases until they have been formally notified of their release from the apartment lease.

I. **Prorating of Lease Charges**

Students who check out of an apartment during early arrival/orientation through the first Friday of classes, for any reason, will be charged the equivalent of prorated rent/meal plan for a minimum of five (5) days, plus any applicable cancellation fees/charges.

Students who live in a University-owned apartment for only a portion of the semester will be assessed rent (and meal plan charges, if applicable) on a prorated basis. Points for apartment students on a Willamette Meal Plan will be taken to zero.

If a student is withdrawing from the University, charges are calculated from the date the student officially checks out with their Housing & Community Life staff member, not the date the student withdraws from the University. However, in no case will prorating of charges be based on a check-out date earlier than the date the student officially withdraws from the University, which is what cancels this agreement. (See section H. for check out responsibilities). Students who withdraw between December 1st and the end of Fall semester or between May 1st and the end of Spring semester receive no refund in their rent.

J. **Relocation and Termination**

1. Nothing in this lease will limit the right of Willamette University to terminate this lease.

2. Any student who violates the lease and/or rules and regulations covered by the Terms and Conditions for the Apartment Lease (including non-payment) may be required to relocate or withdraw from housing accommodations and pay the $1,100 non-negotiable lease cancellation charge (see section H).

3. For the benefit of the individual students and/or the community, behavior, which significantly disrupts individuals or the community, shall be grounds for notice to relocate to another assignment, including a residential room with a meal plan, or to vacate the apartment and terminate the lease. These behaviors include but are not limited to threat or actual harm, disorderly conduct, harassment, repeated fire code violations and unreasonable noise.

4. In the event of a roommate conflict or any other instance where the University requires a resident to move out of the apartment/building, it is understood that the resident may be required to change their room style/type. If the resident is required to move to a residential room, a meal plan will be assigned.
5. Students who contract for an apartment and fail to register for classes within 2 days of the start of the semester will be removed from the apartment and their space will be reassigned.

6. The University will give the student at least 3 days notice of termination or reassignment unless the student, or someone under the student’s control, threatens to inflict, or actually inflicts personal injury or substantial damage to the premises or commits an act which is a significant disruption to the community. In such a case, immediate action to remove the student may be taken.

7. Failure to comply with University instructions to: (a) vacate after termination, (b) relocate on campus, or (c) move out after withdrawing from campus housing and/or the University within 3 days, will result in the removal and storage of the student’s property at their expense. Property not retrieved from storage within 2 weeks will be disposed of at the student’s expense unless other arrangements are made in writing with Housing & Community Life.

K. Utilities
Charge for utilities connected with these premises shall be paid by Willamette University.

L. Furnishings
The Kaneko Commons and University Apartments are furnished. Doney Apartments are partially furnished. Window screens are not provided for every apartment window. Kitchen equipment, cleaning supplies and vacuum cleaners are not provided. Only appliances with automatic shut off switches may be used in the Apartments. Furnishings provided therein are to be used in the manner for which they are designed. University property, including apartment and lounge area furnishings, may not be moved within the building or taken from an apartment. There is elevator service in the Kaneko Commons and University Apartments (floors 1-6).

M. Use of Premises / Maintenance

1. Use: The premises shall be used only as a dwelling unit. Students shall use in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, and other facilities on the premises. Students are expected to use all appliances in accordance with standard operating instructions.

2. Damage/Destruction: Students are responsible for all cleaning, upkeep, damages or losses to furniture, appliances (e.g., burners that do not function due to baked on food), or premises caused by their own or their guest’s negligence. Expense or damage caused by stoppage of waste pipes, or over flow of bathtubs, toilets, or sinks must be paid by the student. Students must pay for damage to the building or furnishings other than normal wear and tear.

   The University acknowledges that depreciation occurs to a building, apartment, furniture, and equipment due to reasonable wear and tear caused by normal usage. Students may not paint apartments. The student specifically agrees that they will be responsible for extra cleaning or damage or other loss incurred to the building, apartment, furniture and equipment that is in excess of normal wear and tear.

   Students are responsible for immediately reporting any maintenance or pest control needs, damages or losses by completing a maintenance request or informing their Housing & Community Life staff member so repairs can be made in a timely manner. (i.e., water leaks, malfunctioning appliances). Damage or loss within apartments is the joint responsibility of the occupants.

   Because all residents share responsibility for their building, damage, vandalism (including graffiti) or loss to public areas will be their joint financial responsibility. This includes failure to clean up bodily fluids. Any costs incurred to repair and/or clean public areas (including furnishings) will be equally split and assessed to the entire living group or portion thereof if the person(s) responsible is not identified.

3. Malfunctions/Tampering/Alterations: Students shall immediately report any malfunction of equipment, failure of essential services, or repair needs. Students or their guests shall not tamper with the heating system, refrigerator, locks, entrance or hall doors, lights, other appliances, smoke detectors, or sprinklers. Students or their guests shall not make alterations of any kind to the premises.

4. Smoke Detectors: The resident is responsible for testing the smoke detector in their apartment and completing a maintenance request if it is not in working order or informing their Housing & Community Life staff member to submit one.

5. Guests: Students are responsible for payment of all charges relating to the presence of their guests on campus and ensuring that their guests comply with University policies and general campus rules and regulations. Consent to host a guest in a multiple occupancy apartment must be obtained from the roommate(s) in advance. Guests are limited to 3 consecutive nights anywhere on campus. Guests are not allowed during vacation periods (see M.9.).

6. Vehicle Repair: No motor vehicles/scooters (including hover boards) shall be repaired on the premises or stored in living units. No inoperable or dismantled vehicles are allowed on the premises. Vehicles/scooters found on the premises will be removed and stored at the expense of the owner.

7. Common Areas: Students shall not leave bicycles, motorcycles, scooters, or other personal property in the common areas. Students are not to affix any decal, poster, or sign to the interior or exterior of the premises. No signs or posters may be placed in the yard area without prior written permission from the Area Coordinator.
8. **Apartment Condition / Inventory**: University staff inspects apartments before students arrive. Students are not permitted to make alterations to their apartments or to the furniture. This includes bunking beds. Beds will only be bunked upon request with a signed waiver and installation of a permanent guard rail on the top bunk at the students’ expense. Removing beds or other furniture from the assigned apartment is not permitted. Students will be billed for any damages that occur and for any alterations that they make to the apartment/furnishings during their occupancy as indicated on their inventory card.

Students are responsible for the upkeep of their own apartments and are expected to keep them in an orderly, safe and sanitary condition. Students are responsible for taking out their trash and recycling (including any bottle and can collections) to a central collection area on a regular basis to avoid pests, odors and additional facilities charges.

The following are not permitted in apartments: unauthorized bunk beds, lofts (e.g., raising the bed off the floor in any manner not consistent with manufacturer specifications), waterbeds or other construction additions, cinderblocks, nails, tape or anything that damages walls/ceilings/doors (e.g., duct tape, gaffers tape, hooks, nails, bolts).

Students are responsible for checking in and out of their apartments with a member of the Housing & Community Life staff. An inventory card is completed for the student’s protection. When an apartment is vacated, it is to be returned to its original condition. A $50 fine is assessed if an occupant fails to check in/out of their apartment with a staff member within 24 hours of arrival/departure/withdrawal. A student has properly checked out when they have given their completed, signed inventory card (or waiver form) and key (except Kaneko B/C residents) to the Housing & Community Life staff member who inspects the apartment.

9. **Vacation Periods**: Campus apartments are open during Thanksgiving, semester and spring vacations. Only Willamette University students assigned to the apartment may reside in campus apartments during these vacation periods. Unauthorized individuals found within secured residences during vacation periods will be considered trespassers unless written permission is granted by the Office of Housing & Community Life or designee.

**N. Charges**

1. **Replacement Price**: All missing, broken, or damaged articles or equipment described in the inventory, or any other items furnished to the student by Willamette University, shall be charged against the student for the replacement cost.

2. **Damage**: All damage (e.g., furniture, counter tops, appliances, screens, etc.) shall be repaired or replaced at the student’s expense.

**O. Entry into Premises**

It is the University’s policy to respect each resident’s right to privacy. Where possible, notice is given prior to entering an apartment for routine maintenance and inspection. Apartments may be entered by the appropriate official at any time to respond to emergencies or serious health and safety concerns. The student will not reasonably withhold consent to Willamette University or its designee to enter an apartment/residence in order to inspect the premises, make reasonable or agreed upon repairs or improvements or treat for pests.

University personnel and their authorized designee(s) may enter a resident’s apartment without notice for an emergency, maintenance work, health and safety inspections (conducted at least twice a year), fire alarms/drills, insuring compliance with health and safety standards (see M, 8.) or a reasonable cause to believe there have been violations of University policy or state or federal law.

By submitting a work order to a University staff member to make repairs in the apartment, the occupant gives permission for Facilities Management and WITS staff to enter the apartment for requested repairs/pest control treatments even if they are not present.

Should a vacancy occur in a multi-bedroom apartment, Facilities Services staff may be scheduled to clean the open bedroom at the expense of the departing resident.

**P. Loss of or Damage to Personal Property**

Willamette University is not liable or responsible in any way for the loss of or damage to money, valuables or other personal property of students or guests.

**Q. Insurance**

Students are responsible for maintaining their own personal property insurance and liability coverage for damage, loss/theft of property or fire.

**R. Safety and Security**

Willamette University is an open campus in an urban area. Students are urged to be cognizant of their own safety and security needs while on and off campus.

The University has taken steps to provide a safe and secure environment. Appropriate apartment locks and outside door locks are provided. An escort service is available by contacting Campus Safety.

Ultimately the responsibility for personal safety and the security of personal belongings rests with the individual. Propping open exterior doors is prohibited and may result in disciplinary action.
All fire doors, including residents’ apartments equipped with an automatic door closure, are not to be tampered with, disabled or propped open even if it is attended. The City Fire Marshal, Student Conduct Board or the Director of Rights & Responsibilities may levy fines to students violating this rule.

S. General Welfare
If a student’s behavior causes University staff alarm or concern related to their ability to reside in their residential apartment, they may be asked to meet with the appropriate staff for discussion, evaluation and/or a change in housing status.

T. Abandoned Property
The occupant agrees that any personal property left in an apartment or common area after termination of the occupancy shall be considered abandoned and is subject to disposal at the occupant’s expense.

U. Storage
At Doney and Kaneko Commons: Storage of belongings at any time will be at the student’s own risk. Only limited space for personal belongings is available and is not guaranteed. Items left in designated storage areas over one year will be subject to disposal. All items must be clearly marked with the student’s name, contact information and the date stored. Items may not be stored in common areas at any time.

At the University Apartments: Storage space for personal items, other than that which is provided in the apartment, is unavailable.

See sections P. and Q.

V. Keys/Card Access
All residences are locked 24 hours a day and have a card lock access system for entry. Compass Cards (Student ID cards) are used for the card lock system. At check in students are issued keys/card access to their apartment. Students are responsible for their key until check out. Students may not loan their apartment key or ID to anyone for any purpose. Keys may not be duplicated. All keys/access cards (for Kaneko Commons) are picked up at Housing & Community Life. Keys are returned to the Housing & Community Life staff member who checks the resident out of the apartment. If a key is lost, stolen or not returned at check out, it is the student’s responsibility to pay for the lock to be changed. Failure to return an apartment key at check out will result in a lock change. A lock change and new keys costs $85. Replacement cost for a lost ID card is $15.

W. Parking
Parking permits are required on campus and space is not guaranteed in an adjacent lot.

X. Liability and Indemnification
Neither Willamette University nor its agents shall be liable for damages of any kind to any person or property caused by the lack of heat, refrigeration or other services to the premises arising out of any act of God, or occurrence not the fault of or beyond the control of Willamette University.

Student hereby agrees to hold the University and its agents harmless from any third-party suit, action at law, or other claim resulting from an injury to any person or damage to property while living in a residence hall if that injury arises from an act of God or occurrence not the fault of or beyond the control of the University.

Y. Severability / Non-Waiver / Remedies Cumulative
The Terms and Conditions for the Single Student Apartment Lease are intended to comply with all laws applicable to the University. If any one or more of the provisions of this Lease, or the applicability of any such provision to a specific situation, shall be held invalid or unenforceable, such provision shall be modified to the minimum extent necessary to make it or its application valid and enforceable, and validity and enforceability of all other provisions of this Lease and all other application of any such provision shall not be affected thereby. The failure of the University to exercise any right or remedy available as a result of the student's breach of any of the terms, covenants or conditions of this Lease shall not be deemed to be a waiver by the University of any such rights or remedies. No terms or conditions of this Lease required to be performed by the student and no breach thereof shall be waived, altered or modified except by an express written instrument executed by the University. The receipt of rent by the University with the knowledge of the breach of any terms, covenants or conditions of the Lease shall not be deemed a waiver of such breach. Remedies of the University under the terms of this Lease are cumulative and are not exclusive of any other rights or remedies available at law or in equity.

III. Rules and Regulations
The following are prohibited in campus residences and/or on University property. Violations may result in disciplinary action or could, depending on the severity, result in removal from on campus housing.

1. Violations of any published University policy or procedure or any local, state or federal law.
2. Violations of the City Fire Code, University Safety Guidelines and published policies that prohibit:
   (a) smoking any substance (this includes electronic cigarettes or any other device intended to simulate smoke), (b) candles and incense, (c) the use of an unfused and/or ungrounded extensions, outlet adapters, zip cords, power cord splitters, power strips or electrical splitters of any kind, (d) the use of halogen lights (i.e., desk, floor), sun lamps, lava lamps, multi-light floor lamps or any other similar product that is deemed a fire safety risk, any light without a glass or metal shade, (e) storage and/or use of flammable materials (including large butane lighters), (f) non-compliance with fire
safety inspection violations, (g) tampering with, hanging items on, and/or blocking light fixtures, smoke detectors, sprinklers, fire safety equipment, fire alarms, firefighting equipment, pipes, vents, conduits or other building structures in any manner, (h) remaining in the building during a fire alarm or drill, (i) blocking ingress or egress, (j) using bathrooms, hallways, stairways, landings or doorways for recycling, bicycles, or any items that block ingress or egress and/or blocking emergency exits in any way, (k) tampering with and/or removing automatic door closures.

3. The use of electrical equipment such as: irons without automatic shut off, window/evaporative coolers, air-conditioners, electric grills, electric fry pans, espresso makers, convection/rotisserie/toaster ovens, hot plates or any type of exposed burners or open flame devices that present a fire hazard or that overload the electrical capacity of the building. Sealed unit coffee pots, hot pots and popcorn poppers with automatic shut off are permitted with extreme caution.

4. The unauthorized possession, use, reproduction or sale of University keys/ID cards.

5. Behavior which intimidates or interferes with the quiet enjoyment of the premises by others, specifically but not limited to behavior which attempts to force a roommate to move out of the apartment, or to prevent a new roommate from moving in, and behavior which is disruptive in dining areas, classrooms or any other residential/campus facility and/or noise at any time of the day or night, which significantly disturbs other community members.

6. The sale of alcoholic beverages, display of alcoholic containers (regardless of age), and the use, sale, distribution or possession of narcotics and other illegal drugs. The use or possession of alcoholic beverages is permitted only as outlined in University policies and in adherence to Oregon State law.

7. Commercial use of any part of a residence facility or grounds, or solicitation anywhere on the premises by residents or nonresidents except as authorized by Housing & Community Life. This includes using the facility as a location for child care or other personal gain.

8. Cats, dogs and other pets with the exception of service and approved assistance animals. Feeding or harboring stray animals. Students who violate this regulation are responsible for the cost of cleaning and fumigation. Fish (which are the student’s responsibility at all times) are permitted in tanks no larger than 15 gallons.

9. Stolen property (i.e. street signs, shopping carts, etc.).

10. Gambling.

11. The possession of weapons including but not limited to sling shots, firearms (including BB, Airsoft and paintball guns), nunchakus, knives with blades longer than 4” or switch blades, explosives including firecrackers, fireworks, dangerous chemicals or propulsion devices. A weapon includes: (a) any item or instrument defined as a weapon by local, state or federal law, (b) any item designed to cause injury or incapacitate another person, (c) any item used to harass, threaten, intimidate, assault or batter another person, (d) any item the University deems dangerous.

11. The installation of or tampering with antennas, cables of any kind, Comcast or Digital Satellite System equipment, regardless of location, except as authorized by Housing & Community Life.

12. The use of roof areas of buildings, porches, fire escapes (in non-emergency situations) or covered walkways.

13. Removing window screens and/or using windows as exits or entrances (except in emergencies) or throwing anything into or out of a window or onto and off any balconies (this includes any use of roof or overhang areas or ledges).

14. Hanging items out of a window, including window coolers, or displaying items in a window is subject to restrictions.

15. Anything that changes the outside appearance of the building.

16. The use of the University’s name, symbols and identity without written permission.

17. Transferring one’s interest in this lease.