

**2009-2010
FERRIS STATE UNIVERSITY
SINGLE STUDENT TOWNHOUSE CONTRACT**

DATE _____ STUDENT # _____ APARTMENT# _____

NAME _____ REQUESTED ROOMMATE NAME _____

Ferris does not discriminate based on sex, religion or creed, sexual orientation, race, color, national origin, age, marital status, familial status, veteran or military status, height, weight, protected disability, or any other characteristic protected by applicable State or federal laws or regulations.

TERMS AND CONDITIONS

THE UNIVERSITY AGREES:

1. To furnish to the resident during the occupancy of said premises, as part of the consideration for the rental payment, utility services including electricity, gas, water, heat and such other services as the University deems appropriate.
2. To give the resident advance notice in the event it desires the property to be vacated, except when the resident is required to vacate for disciplinary reasons, non-payment of rent and /or reassignment by the University. The University reserves the right to assign or reassign students to living space. In the event the assigned space becomes unlivable for any reason, alternative comparable housing space will be supplied at the University's discretion.
3. To employ trained maintenance personnel to keep the apartment properly maintained.

THE RESIDENT AGREES:

1. **TERM:** To occupy the apartment assigned for the 09-10 academic year described as 8/15/09 – 8/14/10. Exceptions may be made for graduation and internships only when arranged and approved in advance with Housing. Rent begins on the day the keys are checked out from Housing but no later than 8/15/09.
2. **ELIGIBILITY:** Resident must be a full-time, enrolled student at Ferris State University ("University") during the term of this contract. Undergraduate students must enroll for and maintain a minimum of 12 credit hours, and graduate students must enroll for and maintain a minimum of nine (9) credit hours each semester. Resident is not required to enroll for the summer semester, but must register for the following fall semester by June 1 to remain in the apartment, and continue to pay rent through the summer months. Please note; students not enrolled for summer credit hours are not eligible to receive any type of financial aid, therefore, rent is fully the resident's responsibility. Resident must be registered for spring semester prior to November 30 to remain in the apartment after fall semester. Residents are expected to achieve academic progress to remain in the University apartments.

Students who will not be enrolled in summer classes may terminate their lease at the end of the spring semester when students provide 45 days advance notice per use of the "Vacate Notice" available in the Housing Office.

Students who will not be enrolled in summer classes but who wish to occupy the same apartment for the following academic year may have the option of utilizing "summer storage" based on availability. "Summer storage" can only be arranged in advance with Housing prior to March 26, 2010.

Students who do not occupy the apartment for summer and do not pay rent for the apartment during summer months may not have the option of returning to the same apartment in subsequent academic years.

Termination of residency shall **only occur** at the end of a semester. Resident shall provide the University with 45 days written notice of intent to vacate when graduating, going on internship, or leaving school. Residents must vacate the apartment in accordance with the vacate date below.

	Fall	Spring	Summer
Notice Due	11/06/09	3/26/10	6/30/10
Vacate Date	12/21/09	5/10/10	8/14/10

Residents who fail to register for classes and vacate after the designated vacate date will be charged 45 days rent and will forfeit their Contract Guarantee. Residents who withdraw from classes during the term shall vacate the apartment within one week after their withdrawal, and will forfeit their Contract Guarantee. Rent will continue until all keys have been returned to Housing.

3. **NUMBER OF OCCUPANTS:** Apartment may house no more than one resident (enrolled students) per bedroom. Residents in a two or three bedroom apartment can be of the opposite sex. Guests visiting for more than seven days must be registered with Housing at least one (1) week prior to such visit and such requests may be denied in the sole discretion of Housing. Persons not identified as residents or guests may be considered trespassers at the University's discretion.
4. **RESPONSIBILITY:** To note all previous/existing damages in the apartment upon check-in on the apartment inventory (condition form). To maintain said premises, including yard and courtyard, in good condition. The resident shall keep the porch clear of snow and ice. The resident agrees that all replacements and repairs shall be made by the University, including painting, and the resident shall pay for such replacements or repairs if such are required due to anything other than ordinary wear and tear. Resident shall not make any alterations or modifications to the premises nor remove fixtures or equipment without written permission from Housing, nor shall the resident hang pictures, shelves, hooks, or other items on the walls, ceilings, doors, etc., in any manner.

Resident shall permit University employees to enter the premises in an emergency or at all reasonable times to inspect or repair property and equipment. Resident shall permit University employees to enter their premises to conduct health and safety inspections. Resident shall report promptly to Housing all structural, mechanical or other equipment, which needs repair or attention.

