

**APARTMENT CONTRACT**  
**THE SOUTHERN BAPTIST THEOLOGICAL SEMINARY**  
**2825 LEXINGTON ROAD**  
**LOUISVILLE, KENTUCKY 40280**

This agreement is between the lessee and The Southern Baptist Theological Seminary. The resident is responsible for all contents of the signed housing contract, policies as referenced in the Student Housing Handbook and all other seminary policies as referenced in the Student Handbook

- \_\_\_\_\_ **LESSEE STATUS**—Current and future students are eligible to live in SBTS campus housing. Current students are given priority for all housing options. Any resident who is not a current student will be charged an additional 10% per month. Any current student lessee who withdraws from classes, fails to enroll, or otherwise ceases to be a student will be charged an additional 10% per month beginning the month the resident is no longer a current student. A graduating student may contract for and occupy the space until the last day of the month during which his or her coursework is completed without the additional 10% charge.
- \_\_\_\_\_ **ROOMMATE CONTRACTS**—Up to three single residents may share an apartment in Fuller Hall and up to four (4) in Grinstead South, but each single resident must pay a separate deposit. Each student under a contract with a roommate understands and agrees that he/she is jointly and individually responsible for all rent and other charges under the contract.
- \_\_\_\_\_ **CONTRACTED SPACE**—Your unit in campus housing is not to be occupied by any person other than you, your roommate, or your spouse and dependents as listed on the contract. You will not assign the contract or sublet the unit or any part of your interest in it. Any change in the composition of your immediate family is to be reported immediately to Student Housing. Residents with a child living in a unit that is designated for married couples without children may stay until the end of the semester during which the child reaches his or her first birthday.
- \_\_\_\_\_ **UTILITIES**—Utilities are included in rent charges for units in Fuller Hall. Residents in Foster Hall, Springdale and Grinstead pay for electricity. Residents in Foster Hall, Grinstead South, and Springdale are responsible for transferring utilities back into the seminary's name after vacating. Phone service is available upon request through the seminary in Fuller and Foster Halls only. There is a one-time \$25 connection fee.
- \_\_\_\_\_ **APPLIANCES**—Residents of apartments are prohibited from having grills or from installing or having any major appliances. All residents should also refer to the appliances listed under "Prohibitions" on Page 2 of this document.
- \_\_\_\_\_ **DAMAGES**—Permanent changes to campus housing units (such as painting, hanging wallpaper, installing fans or light fixtures, etc.) are not allowed. You will be charged for repairs required as a result of any damages beyond normal wear and tear to contracted units and furnishings that you, your family, a pet, or a guest may have caused. You are responsible for maintaining your unit in clean and acceptable condition and maintaining all furnished items in good clean working order.
- \_\_\_\_\_ **FIRE SAFETY**—Tampering with a smoke detector or other fire suppression resources in any manner by any resident is strictly prohibited and viewed as deliberate vandalism of seminary property. Violators will be subject to disciplinary action such as fines and/or removal from campus housing. Public stairways, hallways and landings must be kept free of personal belongings at all times. Any items, including bicycles, furniture, and potted plants, will be removed without notice and the owner may be fined.
- \_\_\_\_\_ **SEMINARY RIGHTS**—The seminary shall have the right to relocate any resident to another housing unit of approximately the same size after giving the resident as much prior notice as possible. In the event of relocation, your rent will become that of the substituted unit at the beginning of the next month. Seminary agents have the right to enter the unit at all reasonable hours and whenever necessary for inspection of the room or seminary-owned furnishings, to make repairs and alterations, and to effect pest control.
- \_\_\_\_\_ **PETS**—Residents of Grinstead South may have pets up to 60 pounds. Residents with pets will be subject to a \$300 pet deposit (\$100 refundable if no damages upon vacating) and an additional monthly rent charge of \$25 per animal. SBTS may withhold or withdraw consent to the above privilege at any time and for reason.
- \_\_\_\_\_ **RENT**—Rent is due and payable on the first of each month. A late payment fee will be assessed after the 5<sup>th</sup> of the month in accordance with current Accounting Services policies. Students whose rent accounts remain delinquent after the 15<sup>th</sup> of the month will be given 30 days to vacate their campus housing unit.
- \_\_\_\_\_ **RENT INCREASES**—The seminary may increase or decrease rent charges at its discretion. Rates will be reviewed in June and December with any changes taking effect in August or January.
- \_\_\_\_\_ **LIABILITY**—The seminary will not be liable for any inconvenience or for any damage/loss of any of your personal belongings or those of your family or guests. **Each resident is strongly encouraged to purchase renter's insurance.** Rent adjustments will not be made in case of personal inconvenience or loss or damage of personal items.
- \_\_\_\_\_ **TERMINATION OF CONTRACT**—Any violations to this contract will be considered breach of contract and may result in disciplinary action such as fines and/or eviction from campus housing. If you default in compliance with any condition of this contract or other seminary policy, the seminary may, at its option and without waiver of any other remedy, notify you of any default or breach and request that within five days of the receipt of such notice you correct the default or breach. If termination and forfeiture of the contract is enforced, the seminary will terminate the contract, re-enter the premises, retake possession, and recover damages, including unpaid rents for the remainder of the contract term, costs and attorney fees.

