

HOUSING CONTRACT AND REGULATIONS
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 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. Any previous agreements with faculty/staff are valid and are not subject to the policy outlined immediately above.
- _____ ROOMMATE CONTRACTS--Two 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 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 Housing Services. 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 rooms in Fuller Hall. Residents in Foster Hall pay personal electricity only. Residents in Springdale and Grinstead South Apartments are responsible for all utilities except water. Residents in Foster Hall, Grinstead South, and Springdale Apartments are responsible for transferring utilities back into the seminary's name after they move out.
- _____ 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.
- _____ VISITORS—All residents are required to register visitors for purposes of safety and security using the on-line visitor form. Unregistered visitors may have their cars ticketed or towed and/or may be asked to leave campus.
- _____ STORAGE-- Residents of Fuller and Foster Halls are assigned a storage unit in the basement of their building. Other students may also rent storage units in the basement of Fuller Hall. Any items left outside the storage units will be removed and discarded without notice.
- _____ NOISE--Quiet hours are from 10:00 p.m. to 7:00 a.m. Sunday to Thursday and 2:00 a.m. to 7:00 a.m. Friday and Saturday.
- _____ 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.
- _____ BICYCLES—All bikes are to be registered and parked in a bike rack, not locked to a railing or post. Unregistered or improperly stored bikes will be removed without notice.
- _____ PATIOS AND BALCONIES—Residents are required to keep clutter to a minimum on patios and balconies. Small items such as toys, sporting equipment, camping gear, etc. should be stored in cabinets intended for outdoor use which fit on the balcony without impeding access to the door.
- _____ PETS—Residents of Grinstead South may have pets up to 60 pounds. Residents with pets will be subject to a non-refundable \$150 pet deposit and an additional monthly rent charge of \$10 per animal. SBTS may withhold or withdraw consent to the above privilege at any time and for reason.
- _____ 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.

_____ BREAKING OF CONTRACT—Residents breaking their housing contract are subject to penalties. These penalties include: Automatic loss of damage deposit. Any fines for damages or cleaning issues will be collected in addition to other penalties. For less than ½ the lease term remaining – penalty of 1 month of rent. For ½ or more of the lease term remaining – penalty of 2 months rent. Resident will also be charged the Month to Month fee retroactively to the beginning of the current semester.

_____ CONTRACT—The contract continues until the last day of the month specified by the contract type. If you vacate your unit before this date, you will still be responsible for charges accrued through this date. Contracts will automatically be renewed for the next lease term with the rates currently in effect at the time of renewal unless the Housing Office is notified by the lessee of the desire to sign a new contract under different terms.

_____ Semester Lease Effective Dates: _____ to _____
(available for renewing tenants only, \$25 charge per month, does not apply to graduating students)

_____ Month to Month Lease (available to renewing tenants only, \$75 charge per month)
Residents may vacate without penalty with 30-day notice by submitting Intent to Vacate form.

_____ Academic Year Lease Effective Dates: _____ to _____
All initial contracts. Note: if rates are lowered for the new semester, resident will also receive lower rates.

_____ RENT--Rent is due and payable on the first of each month. A late payment fee will be assessed after the 5th of the month in accordance with current Accounting Services policies. Students whose rent accounts remain delinquent after the 15th 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 or 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 encouraged to purchase renter's insurance. Rent adjustments will not be made in case of personal inconvenience or loss or damage of personal items.

_____ PROHIBITIONS—If an inspection finds any violations of these prohibitions, there will be a minimum \$25 fine.

- Bird feeders.
- Candles and incense.
- Gardens.
- Grills.
- Halogen lamps.
- Portable dishwashers and other appliances (excludes non-commercial microwaves).
- Satellite dishes.
- Smoking is prohibited. All campus buildings are smoke free.

- Use and storage of flammable materials/liquids, including but not limited to petroleum products and lighter fluid.
- Waterbeds.

Not applicable to Grinstead South:

- Pets. Residents will be charged \$25 each week until Housing is notified in writing that the pet has been removed.
- Pianos. (allowed only on first floor of Grinstead South)
- Washing machines and dryers (except 1st floor of Springdale)

_____ CHECK-OUT PROCEDURES--When you are preparing to vacate the unit, you must submit an Intent to Vacate form at least 30 days before you plan to move. The Intent to Vacate is located on the Housing page of the seminary's website. You will be charged for a full 30-day period even though you may actually vacate the unit earlier. In order to prevent further rent charges from accruing on your account after you vacate a unit, you must visit Housing Services during regular business hours to check out of campus housing. Residents who neglect to return keys or fail to complete the proper forms will continue to accrue rent charges until the checkout process is completed and will forfeit the Housing Deposit. The seminary shall remove and dispose of, at the owners' expense, any personal property left in the contracted space or any storage areas after a tenant has vacated a unit.

Student (print name) ID# Roommate/Spouse (print name) ID#

Student signature Roommate/Spouse signature

Housing Services signature Date

Housing assignment: _____

Phone number: (502) 897-_____ (Fuller and Foster only)

Your monthly rent amount is:	\$ _____	Keys issued:	_____
Add \$75 per month for month to month option:	\$ _____		
Add \$35 per month for washer/dryer rental:	\$ _____		
Add \$10 per month for each pet:	\$ _____		
Total monthly rent amount:	\$ _____	Lost key fee:	\$25.00 each key