

DORMITORY CONTRACT REGULATIONS
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—Only students of the Southern Baptist Theological Seminary and Boyce College may be parties under this agreement. A graduate may contract for and occupy the space until the last day of the month during which his or her coursework is completed. Any previous agreements with faculty/staff are valid and are not subject to the policy outlined immediately above.

- _____ CONTRACTED SPACE--Your unit is not to be occupied by any person other than you and your roommate as listed on the contract. You will not assign the contract or sublet the unit or any part of your interest in it.

- _____ UTILITIES--Utilities are included in rent charges for dorm rooms.

- _____ APPLIANCES—Each dorm room may have a coffee maker, microwave and a dorm refrigerator which does not exceed 5.2 cubic feet. No other appliances are allowed in a dorm. This includes but is not limited to hot plates, toasters, toaster ovens, grills (any type), rice cookers and crock pots. Residents should also refer to the appliances listed under “Prohibitions” on Page 2 of this document.

- _____ DAMAGES--Permanent changes to your unit (such as painting, 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 units and furnishings that you 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 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.

- _____ STORAGE--Students living in dorm rooms may use the attic space of Mullins, Whitsitt, or Williams Halls for storage of personal items at their own risk. Items must be in closed containers or wrapped in plastic and clearly labeled with the student’s name, room number, phone number, email address, and date of storage. ID numbers are optional, but recommended. A tarp or other covering should be placed over the entire grouping. Attic storage is restricted to residents of dorms and is a privilege which may be revoked at any time by SBTS. 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. on Friday and Saturday.

- _____ SEMINARY RIGHTS--The seminary shall have the right to relocate any resident to another housing unit 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 academic term. 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.

- _____ TERMINATION OF CONTRACT-- Any violations of 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 notify you of any default and request that within five days of the receipt of such notice you correct the default. 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 costs and attorney fees.

- _____ 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.

- _____ BICYCLES—All bikes are to be registered and parked in a bike rack, not locked to a railing or post. Bike storage areas are also provided in the Williams and Manly laundry areas. Unregistered or improperly stored bikes will be removed without notice.

- _____ VISITORS—All residents are required to register visitors for purposes of safety and security using a Visitor Information Form. Forms can be obtained from the Housing Office, Security Office or an RL. All visitors to Boyce residents must have their Visitor Information Form signed by an RL before turning in to Security. Visitors should carry the pink copy of the form with them while on campus. Unregistered visitors may have their cars ticketed or towed and/or may be asked to leave campus.

