



DEPARTMENT OF RESIDENTIAL LIFE

P.O. Box 540  
Grambling, LA 71245

Residential Life Lease  
2015-2016

Office: (318)274-2504  
Fax: (318)274-4004

1. **LEASE AGREEMENT:** Grambling State University hereby leases and lets to \_\_\_\_\_ (Resident) the premises described as follows:

2. **LEASE TERM:** This lease is for the entire academic year (i.e. Fall and Spring Semesters). Students who enter into the lease after the start of the academic year are obligated for the remainder of the academic year. Beginning on the 16<sup>th</sup> day of August, 2015, and ending on the 18<sup>th</sup> day of Dec, 2015. And return on the 7<sup>th</sup> day of Jan, 2016, and ending on the 13<sup>th</sup> day of May, 2016. **Due to the Closure of the University for the Christmas and Summer Break, Resident must vacate the building on the last day of finals by 5pm, there are No Exceptions. Failure to vacate by 5pm, will result in an additional \$100.00 charge per day for late checkout.**

3. **RENT:** Rent shall be payable in two installments to Grambling State University. Each room rate amount shall be due at Fall and Spring registration(s), respectively.

4. **FAILURE TO REGISTER:** To live in the apartment, all occupants must be registered as students at Grambling State University. If Resident fails to register, the rental unit must be vacated, no later than 5:00 p.m. on the 14<sup>th</sup> day of class during the Fall and Spring semesters and the 7<sup>th</sup> class day for the Summer session. There will be a prorated room charge starting from the time of check-in to the time of check out in the event that a resident fails to complete registration.

5. **UTILITIES:** Grambling State University will pay all charges for electric, water, sewerage, local telephone service, data connection, and basic cable used in the Apartment during the term of this Lease and any extension thereof

6. **ROOM RESERVATION FEE:** Upon execution of this lease, Resident will pay a Room Reservation Fee to Grambling State University in the amount of **\$150.00**. This fee will remain on the student's account as long as they are in University housing and pre-housed during the designated pre-housing period. If Resident is in a signed lease, his/her Room Reservation Fee will be forfeited in the event he/she fails to attend the University or is approved to reside off campus.

7. **DAMAGE CHARGES:** The Resident may avoid monetary fines and judicial referrals at the end of the lease period by:

- Vacating the leased premises and fulfilling all of the conditions and obligations hereof,
- Leaving the leased premises and all of the furniture, furnishings and contents thereof in a clean, neat and operable condition, as good as when received by Resident (ordinary wear and tear excepted),
- Return to Grambling State University all keys to the leased premises.
- Not violating any of the terms and conditions of this lease.

**Failure to comply with any of the above items and/or published guidelines and regulations may result in monetary charges, referral to the Student Judicial Affairs Office and/or removal from the facility.**

8. **OCCUPANTS:** The premises shall be limited to the Resident. Resident shall not assign this lease, sublet the premises, give accommodations to any roomers or lodgers, or permit the use of the premises for any purpose without Grambling State University's prior written consent. Failure to comply with these terms may result in termination of the lease and/or a fine equaling the rent for up to six months.

9. **RIGHT OF ENTRY:** **Grambling State University has the right to enter the premises without the Residents permission for purposes of maintenance, monthly inspections, suspicion of violation of University policy, emergencies and for delivering notices to Resident. Grambling State University reserves the right to enter premises to conduct necessary and routine maintenance upkeep, which may include, but is not limited to interior and exterior painting, flooring, heat and air repair.** This type of maintenance may interrupt the resident's typical living routine and/or may require temporary relocation, which would be provided by the University. The university shall have the right to enter the Premises to inspect the Premises, to make repairs/alterations, to enforce any provision of this Lease or to show the Premises to prospective future residents or purchasers.

10. **KEYS:** Resident will be provided a key to the front door and bedroom door upon check in of the building. Resident must report loss of keys immediately. Resident cannot change lock mechanisms or re-key locks. If key is lost, Resident will be charged \$40.00 per slide key and \$70.00 for a hard key or to change locks. For **Richmond/GSU West/Traditional Halls**, Residents will be charged \$50.00 for lost keys. Keys should not be duplicated or used by anyone other than the assigned resident. If a Resident is locked out of his/her room the first offense will be a warning, Thereafter, each lockout charge will be increased by \$25.00. Lockouts on the weekend and/or after midnight will be access an additional \$25.00.

**11. INSPECTIONS:** Rooms must be inspected by the Area Coordinator, Graduate Assistants, Resident Assistant and Community Assistants of Ambling Management on a periodic basis. Inspections can be performed without the presence of the resident.

**12. RESIDENT RESPONSIBILITIES:**

- Resident is responsible for loss or damage of personal property caused by criminal acts, fire, flood, water damage of any kind, hail, ice, wind, snow, explosions, war, terrorism, or acts of God unless loss is due to negligent acts of Grambling State University. Residents are encouraged to obtain Personal Property Insurance. A copy of this insurance policy must be submitted to your Area Coordinator or your RA.
- Residents are responsible to attend all dorm meetings failure to do so will result in a \$25.00 fine. If you are not able to make the meeting it is your responsibility to get with you RA or Area Coordinator.

**13. LIABILITIES AND RESPONSIBILITIES OF GRAMBLING STATE UNIVERSITY:** Grambling State University will not be liable for any personal injury, damage or loss to persons or property of Resident caused by other persons, criminal acts or crimes, fire, flood, water leaks, rain, hail, ice, wind, snow, explosions, interruptions of utilities, acts of God, or any other causes, unless same is due to acts of negligence of Grambling State University.

**14. CONDITION OF PREMISES:** Resident will inspect the residence hall prior to moving in and document problems on the Inventory Form. Further, resident shall complete and sign an inventory list of items in room. Ambling Management and/or Grambling State University shall inspect the residence hall and when Resident vacates the residence hall. This inspection will be the basis for any additional charges to the Resident for damages. Resident is responsible for all damages (other than normal wear and tear) to the premises and must immediately notify Area Coordinator or The Clubhouse for maintenance, plumbing, electrical and other problems. Residents shall not attempt to repair or perform maintenance to the residence hall.

**15. MAINTENANCE AND REPAIR:** Resident shall keep and maintain the residence hall and its contents in good and sanitary condition and report any repairs or damages during the term of this lease.

**16. RELOCATION OF RESIDENT:** To promote the well-being of its residents; to maintain, operate or renovate facilities; to convert or consolidate rooms for occupancy; to establish a special interest building, floor or section; or for other reasonable purposes, the university may require Residents upon seven days prior notice to relocate to a comparable university residential facility. If there is a conflict with his/her roommates and the issues can not be resolved, all Residents may be required to relocate. This lease is still binding regardless of the difference in room cost in the event relocation occurs.

**17. FURNISHINGS:** Resident will be deemed to acknowledge that the Apartment contains the specified furnishings. All Furnishings will remain in the apartment and be in the same condition as when Resident occupied the Apartment, with the recognition of reasonable wear and tear.

**18. INSURANCE:** During the term of this lease, and any extension thereof, Resident should, at Resident's sole cost and expense, purchase renter's insurance, which provides necessary options of coverage, including but not limited to property, personal injury and medical. Insurance is not provided through Grambling State University.

**19. INTERRUPTION OF SERVICE:** The Residence Halls close the last day of final examination for each academic term. The Residence halls will be closed during the Christmas break period (between the Fall/Spring terms in December/January) and for the Summer Session with the exception of designated halls. Only registered Residents may store their items at their discretion during the Christmas Break. Residents are encouraged to take any personal belongings of value with them as well as any items they may need during the break (i.e. clothing, medication, and computers). **Residents must vacate the halls due to Closure of the University.** However, during the **Closure of the University at the end of the Spring Semester the Resident must remove all their belongings and vacate the halls.** The Resident will receive no rent reduction, nor will university be liable to Resident, due to repairs or interruption of services to utilities, appliances or equipment in or about the Premises or due to defects in the Premises not caused by University's fault, omission, negligence or other misconduct; or due to the inability of University to obtain proper utilities, or repair/replacement parts. In case it shall become necessary at any time, from accident or repairs, or to improve the condition or operation of the Premises, or any equipment or utilities appertaining thereto, for University to stop or curtail the operation of said equipment or utilities, University may do so, but in such case due diligence shall be used to complete the work.

**20. OTHER COVENANTS: Resident shall:**

- a. Have no pets (cats, dogs, snake, etc.) in or outside of the residence hall.
- b. Not paint or hang any pictures on the walls or bore any holes in the walls
- c. Not obstruct driveways, sidewalks, entry ways, stairs and/or halls, which shall be used for the purposes of ingress and egress only.
- d. Keep all windows, glass, window coverings, doors, locks and hardware in good, clean order and repair.
- e. Not obstruct or cover the windows or doors or leave the windows or doors in an open position while away from the facility.

- f. Not alter premises in any manner.
- g. Not hang any laundry, clothing, sheets, etc., from any window, rail, balcony or water neither sprinkler, nor air dry any of same within any yard area or space.
- h. Not cause or permit any locks or hooks to be placed upon any door or window.
- i. Keep all lavatories, sinks, toilets and all other water and plumbing apparatus in good order and repair and shall use same only for the purposes for which they were constructed. Any damage to any such apparatus and the cost of clearing stopped plumbing resulting from misuse shall be borne by Resident.
- j. Direct family and guests to maintain order in and on the premises and at all times, and shall not make or permit any loud or improper noises, or otherwise disturb other residents.
- k. Keep all radios, television sets, stereos, etc., turned down to a level of sound that does not annoy or interfere with other residents.
- l. Deposit all trash, garbage, rubbish, or refuse in the locations provided and do not allow any trash, garbage, rubbish or refuse to be deposited or permitted to stand on the exterior of any building or within hallways or common areas.
- m. Refrain from participating in group activities in or outside the residence hall. This may include, but is not limited to, card games, dominoes, braiding or cutting of hair, congregating, loitering, barbecues, etc.
- n. Not smoke, burn candles or incense in the residence halls.
- o. Refrain from the use, sale or manufacturing of any illegal drugs.
- p. Refrain from violating any firearm laws. Have no weapons of any kind on campus. This includes firearms of any type, ammunition, fireworks, knives with blades, switchblades, darts, oriental weapons, spear guns, etc. This also includes paintballs, water balloons, water guns and buckets of water.
- q. Register vehicle with Campus Police and park no more than one vehicle in apartment lot. Inoperable vehicle in lot shall be removed from the premises at Resident's expense.
- r. Not perform any repairs to automobiles on the premises.
- s. Refrain from storing or using any open flame cooking devices on patio areas, grass/courtyard or in actual room
- t. Comply with all published university guidelines and regulations within but not limited to the Department of Residential Life handbook(s) and the Student Code of Conduct.
- u. Not post anything on or in the building unless approved by Residential Life.
- v. Not store, install or operate, Portable Heaters in or about the premises.
- w. Not use or store any charcoal or gas grills or other open flame cooking devices, or do any open cooking on balconies or patios.
- x. Have no children in their room. Children are allowed in lounges only accompanied by their parent.
- y. Have no alcohol of any kind on campus. Empty or unopened beer, wine, or liquor bottles or cans are not allowed even as decorations.
- z. Have no more than 4 people total in a resident's room/apartment at any one time. Residents are allowed 1 guest at a time.

**\*Violation of any guidelines may result in disciplinary and monetary charges.**

**21. SMOKE DETECTOR:** University has installed at least one smoke detector in the unit and that said detector(s) is in good condition and proper working order as of the beginning of the lease term. Resident agrees not to obstruct or tamper with said detector(s) or otherwise permit the detector(s) to be obstructed or tampered with for any reason. Resident agrees to report any malfunction promptly to University. Resident will be fined \$500.00 for tampering with fire equipment.

**22. TERMINATION:**

**By Resident:** Let it be understood there **will not be a refund** of Room Reservation Fee if Resident terminates this lease by withdrawing from the University or by receiving an On-Campus exemption approval. If there are damages to the rental unit the cost of such damages shall be charged to the resident accordingly.

**By Grambling State University:** The University shall terminate this lease agreement, without a refund of Room Reservation Fee or full payment, immediately for any of the following reasons:

- 1) Academic Suspension
- 2) Disciplinary Suspension
- 3) Possession of Illegal Drugs/Weapons
- 4) Health and Safety Violations

The Resident will be responsible for room charges for the remainder of that semester.

**23. LOSS/ABANDONMENT OF PROPERTY:** The University is not responsible for damage to or loss personal property, failure or interruption of utilities, or injury to persons. Residents are encouraged to provide their own health and personal property ("renter's") insurance. Upon termination of this of Agreement, all personal property and refuse must be immediately removed from the halls. Failure to do so will result in a charge for removal and disposal of any such property or refuse after 30 days. Further, the resident hereby agrees to hold the

University, its employees and contractors harmless for any bodily injury and/or loss or damage of personal property remaining in the halls after termination of this agreement. Further, the resident agrees to indemnify and defend the University, its employees and contractors as to any suits, claims, or demands alleging loss or damage of property of others that was left in the resident's room, apartment, possession, custody, or control.

**24. ALTERATIONS:** Resident shall not make any material or structural alterations to the leased premises without Grambling State University's prior written consent.

**25. COMPLIANCE WITH RULES AND REGULATIONS:** Resident shall comply with all University rules and regulations, health codes, housing regulations, and other applicable laws for the use of said premises. Resident is responsible for the information found in the Residential Life Tiger Bulletin, department newsletter and any Residential Life publication. The Resident, Resident's family, employees, agents and guests, will observe and comply with the rules and regulations set forth by the university and which are to be considered a part hereof, and with such further rules and regulations as the university may adopt so long as such additional rules and regulations are reasonably necessary for the preservation of the apartment community or the university's personnel or other persons.

**The terms of this lease are non-negotiable. This lease is a legal agreement binding upon its acceptance. This lease agreement shall not be modified, changed, altered or amended in any way.**

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Print\_\_\_\_\_

Sign\_\_\_\_\_

G Number\_\_\_\_\_

Room Assignment\_\_\_\_\_

GA, RA or Area Coordinator\_\_\_\_\_

Grambling State University