

APARTMENT POLICIES

Alcohol	<ul style="list-style-type: none"> ▪ North Carolina State law prohibits the use or possession of alcoholic beverages if you are under 21 years of age. The possession and/or consumption of alcoholic beverages by those of legal age on campus or in any College building is prohibited except in individual apartments. ▪ Tenants who choose to possess and consume alcohol are encouraged to do so responsibly and not in a manner that will disrupt the living community or one's health. ▪ Tenant shall recycle or dispose of all empty alcoholic beverage containers in a timely manner.
Apartment Association	<ul style="list-style-type: none"> ▪ The Apartment Association will represent the voice of students living in the apartments. ▪ The President of the Apartment Association will serve on the Student Government Association Executive Committee. ▪ The Apartment Association would provide social and educational events for the apartment community. ▪ The Association would serve as a branch of the current Meredith College Honor Council and hear cases of apartment violations. ▪ The Association President will be elected and others serving as members of the Association will be selected through an interview process.
Apartment Mate Agreement	<ul style="list-style-type: none"> ▪ Tenant will complete an Apartment Mate Agreement. This agreement will ask all tenants to share any concerns up front, and will assist tenants in discussing how to resolve conflicts in order to avoid them. Please be honest with your apartment mates, as you will be spending a great deal of time together during the year. ▪ Topics to cover include, but are not limited to: guest visitation, guest behaviors, alcohol possession and consumption, cleanliness, study time, buying food and supplies for the apartment and sharing of personal items.
Assignment of Rental Agreement	<ul style="list-style-type: none"> ▪ The Rental Agreement may be assigned by Tenant to an "eligible" current Meredith College student under the terms and conditions set forth below and only after written approval by the College. ▪ The Rental Agreement may be assigned only under certain conditions which may include, but are not limited to: <ul style="list-style-type: none"> ○ Participation by the Tenant in a study abroad program sponsored by the College or other approved study abroad experience; ○ Participation by the Tenant in an internship, practicum or co-op experience that is not within a reasonable driving distance to campus (greater than 45 miles); ○ Participation by the Tenant in another educational experience, approved by the Dean of Students, such that continued residence in the Apartment would be unduly burdensome, unreasonable or cause undue hardship, as determined by the College. ▪ An eligible student to whom the Rental Agreement is assigned (the "New Tenant") must sign a Rental Agreement Assignment and shall assume full financial responsibility and all other tenant obligations for such term. The term of the assignment may only be for a specific academic term, i.e., fall semester, spring semester or summer. Tenant's right to renew the Agreement is not assignable and remains the sole right of the Tenant. ▪ Only a student who is currently enrolled as an undergraduate at

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	<p>Meredith College and who has earned at least 60 credit hours or has been enrolled at Meredith College for at least four (4) semesters is eligible to become a New Tenant for the fall or spring semester.</p> <ul style="list-style-type: none"> ▪ Transfer students who meet the eligibility requirements as stated in their transfer application for admission are also eligible to become a New Tenant. ▪ Current Meredith College undergraduate students who are rising sophomores, juniors or seniors and have been enrolled at Meredith in the previous spring semester and will be enrolled for the following fall semester are eligible to become a New Tenant for the summer term. ▪ Tenants who transfer or assign any portion of the Rental Agreement will not have access to the Apartment or Tenant's Room during the period of time the agreement is assigned to the New Tenant. ▪ Tenants who wish to assign any portion of the Rental Agreement are required to obtain advance consent from and meet with the Assistant Director to complete the process.
Candles	<ul style="list-style-type: none"> ▪ Tenant is prohibited from having open flames such as candles, incense in the Apartment.
Cleaning	<ul style="list-style-type: none"> ▪ Housekeeping will clean all public spaces.
Common Spaces	<ul style="list-style-type: none"> ▪ There are several designated common and meeting spaces on the Premises for tenants' use. ▪ Tenants and their guests shall be considerate of others and the living community while using these spaces.
Dependents	<ul style="list-style-type: none"> ▪ Tenant's dependents are not permitted to reside in the Apartment.
Eligibility Requirements	<ul style="list-style-type: none"> ▪ Only female students of Meredith College who are currently enrolled full-time and have earned at least 60 credit hours or have been enrolled at Meredith College for at least four (4) semesters shall be permitted to lease an apartment on the Premises. Exceptions must be approved by the Dean of Students. Dropping to part-time status does not automatically terminate the Rental Agreement.
Extension of Rental Agreement	<ul style="list-style-type: none"> ▪ If Tenant maintains her eligibility, as defined herein, the College may, but is not obligated to, grant Tenant the option to extend the term of the Rental Agreement. Tenant must provide the College with written notice of her desire to extend the Agreement by March 1, 2010 in order to extend the Rental Agreement to the 2010-2011 academic year. The College reserves the right to reject such request. If granted the right to extend the Agreement, Tenant must execute an Apartment Rental Extension Agreement, which terms and conditions may vary from the original Rental Agreement.
Fire Safety	<ul style="list-style-type: none"> ▪ Tampering with fire safety equipment including smoke detectors and sprinklers is prohibited. ▪ Tenant shall not hang items from sprinkler pipes or sprinkler heads. ▪ Maximum occupancy for an individual apartment is up to 4 guests per resident (a total of 20 people are permitted in a 4-bedroom apartment and 10 people are permitted in a 2-bedroom apartment). ▪ In the event of a fire alarm sounding in the Apartment or Premises, tenants and their guests are required to evacuate the Premises.

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Furniture/Appliances	<ul style="list-style-type: none"> ▪ Each apartment is furnished. Tenant may bring in additional furniture; however, Tenant must keep all college supplied furniture in the Apartment. ▪ Each apartment includes a stove, microwave, refrigerator, dishwasher and washer and dryer. ▪ The College does not provide storage of apartment furniture.
Grills	<ul style="list-style-type: none"> ▪ Use of gas or charcoal grills on premises is not permitted.
Guests	<ul style="list-style-type: none"> ▪ Overnight guests are permitted to stay up to 3 consecutive nights in any 7-day period. ▪ Tenant is responsible for her guest's behavior. If a guest is disruptive to the living community, he/she may be asked to leave the Premises. ▪ Tenant must complete an Extended Stay form for any guest wanting to stay more than 3 consecutive nights, and Tenant must turn the form in to apartment staff in advance of the guest's stay.
Health Center	<ul style="list-style-type: none"> ▪ Tenants who wish to use the services of the Carroll Health Center are responsible for paying the Health Center fee. This fee is not included in the Rent. ▪ Information about the Health Center fee can be found on the Health Center web site.
Insurance	<ul style="list-style-type: none"> ▪ Because the College does not provide property insurance, tenants are encouraged to secure their own renter's or personal property insurance. ▪ The College shall assume no responsibility, and Tenant or other party to this Agreement shall, to the maximum extent permitted by law, release, indemnify, hold harmless and forever discharge the College and its agents and employees, for any and all liability, claims, demands, actions and causes of action whatsoever arising out of or related to any loss, theft, property damage or personal injury, including death, whether such losses occur in Tenant's Room, the Apartment, or elsewhere in or around the Premises.
Inspections	<ul style="list-style-type: none"> ▪ Tenant has the right to inspect the Premises and is required to complete an Apartment Condition Form that is due one week after the keys are picked up. ▪ Each apartment will be inspected once a semester for health and safety concerns and at other times as necessary.
Keys	<ul style="list-style-type: none"> ▪ Tenant will be issued one key to the Apartment that will access the Apartment door and Tenant's Room door. ▪ Keys are the responsibility of each tenant.
Locked Out	<ul style="list-style-type: none"> ▪ Tenant may obtain a temporary key from the Community Desk if she is locked out of the Apartment. ▪ Keys issued for lock-outs must be returned to the Community Desk within 24 hours to avoid a lock change and charges.
Lost Key	<ul style="list-style-type: none"> ▪ If Tenant loses her key, Tenant must obtain a temporary replacement key immediately from the Community Desk. The Apartment will be re-cored and Tenant's student account will be charged accordingly.
Maintenance	<ul style="list-style-type: none"> ▪ All maintenance work for the Apartment is the responsibility of Meredith College. Tenants who have maintenance concerns should contact Facilities Services at x8560. ▪ Tenant shall promptly notify Facilities Services of the malfunctioning of any equipment or appliances or potential damage to the Premises.

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Married Students	<ul style="list-style-type: none"> ▪ On-campus housing for a married student must be approved by the Director of Residence Life. ▪ Married students are permitted to live in the apartments if they meet all eligibility requirements. ▪ All Apartment Policies and regulations apply to married residents.
Meal Plan	<ul style="list-style-type: none"> ▪ Tenants are not required to purchase a campus meal plan. ▪ Meal plans options, including Dining Dollars, are available to tenants through Campus Dining.
Noise	<ul style="list-style-type: none"> ▪ Tenants shall use discretion where and when noise is concerned both in and around the Premises. ▪ Courtesy hours are always in effect, and Tenant shall be considerate of others' rights to study and sleep. ▪ Excessive noise or large parties are not acceptable.
Painting and Decoration	<ul style="list-style-type: none"> ▪ Tenant shall not paint, mark, drive nails or screws into, or otherwise deface or alter walls, ceilings, floors, windows, cabinets, woodwork, furnishings or any other part of the Apartment or decorate the Apartment or make any alterations, additions, or improvements in or to the Premises without written authorization from the College. All alterations, additions, and improvements upon the Premises, made by either the College or Tenant, shall become the property of the College and shall remain upon and become a part of the Premises at the termination or expiration of the Agreement. Material Tenant alterations may result in Tenant's loss of the Tenant Security Deposit and/or the imposition of substantial fines billed to Tenant's College account.
Parking	<ul style="list-style-type: none"> ▪ Tenant must have a parking permit in order to park on the Premises. ▪ Parking permits may be obtained through Campus Police. ▪ The parking permit should be displayed at all times while the vehicle is parked on campus. ▪ The permit is only for the parking areas adjacent to the Premises.
Pets	<ul style="list-style-type: none"> ▪ Tenants are permitted to have pets that permanently live in tanks/aquariums that do not exceed 10 gallons. ▪ One tank/aquarium is permitted per bedroom. ▪ Visiting pets must remain outside. ▪ Tenant will be responsible for any charges incurred from pet damages, cleaning or replacement of furniture/carpet.
Recycling	<ul style="list-style-type: none"> ▪ Meredith College supports and encourages recycling. ▪ The Apartment has been equipped with a recycling bin. Tenant shall empty her recycling bin in the containers outside of the Premises in the dumpster corrals. ▪ Tenant must rinse the recycling bin regularly, as sticky soda and food attracts pests.
Rent Payments	<ul style="list-style-type: none"> ▪ Tenant shall pay Rent to Meredith College by cash, check, credit card or money order to the Accounting Office, first floor Johnson Hall. ▪ Rent must be paid in full according to the due dates provided on the billing statement.

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Right of Entry	<ul style="list-style-type: none"> ▪ The College reserves the right to enter the Apartment or grant others permission to enter the Apartment on its behalf, at reasonable hours and manner without notice for the following reasons: to respond to an emergency, to make needed repairs, to perform maintenance, to conduct health and safety inspections and as necessary to maintain College rules and regulations.
Room Changes	<ul style="list-style-type: none"> ▪ Tenant must meet with the Apartment Manager in order to request a room change.
Room Condition and Apartment Condition Reports	<ul style="list-style-type: none"> ▪ Upon arrival, Tenant will complete a Room Condition Report (RCR) and an Apartment Condition Report (ACR). Tenant should note any damage or repairs needed. ▪ The RCR serves as Tenant's formal inventory and will be used upon check-out of the Apartment. ▪ The ACR is used to evaluate the condition of the Apartment. Tenant must sign the ACR upon check-in and check-out.
Smoking	<ul style="list-style-type: none"> ▪ Smoking is not permitted on the Premises or in the Apartment. ▪ Smoking is permitted according to the campus policy, which is a distance of 30 feet from any campus building.
Solicitation	<ul style="list-style-type: none"> ▪ Soliciting is not permitted on the Premises. ▪ Contact Campus Police if a solicitor is seen on the Premises.
Staff	<ul style="list-style-type: none"> ▪ One full-time Apartment Manager will live in an apartment on the Premises. ▪ Student staff will work at a central information desk and serve as a resource to tenants. Other duties will include apartment inspections, administrative paperwork and assisting with apartment-related needs.
Telephone Service	<ul style="list-style-type: none"> ▪ Local telephone service is included in the Rent. The telephone outlet in the living room is active and will allow you and your apartment mates to set up your voicemail services. ▪ The telephone is the College's primary way of contacting tenants. Tenant must provide a telephone.
Tenant Duties Upon Termination	<ul style="list-style-type: none"> ▪ Upon the termination of this Agreement, whether by the College or Tenant and whether for breach or otherwise, or upon the expiration of this Agreement, Tenant shall: <ol style="list-style-type: none"> i. vacate the Apartment, removing from there all Tenant's personal property of whatever nature; ii. properly sweep and clean the Apartment, including plumbing fixtures, refrigerators, stoves and sinks, and remove all rubbish, trash, garbage and refuse; iii. pay for such repairs and other acts that are necessary to return the Apartment, and any appliances or fixtures furnished in connection therewith, in the same condition as when Tenant took possession of the Apartment; provided, however, Tenant shall not be responsible for ordinary wear and tear; iv. fasten and lock all doors and windows; and v. return to the College all keys to the Apartment. ▪ If Tenant fails to sweep out and clean the Apartment, appliances and fixtures as herein provided, Tenant shall become liable, without notice or demand, to the College for a cleaning fee, which fee will result in forfeiture of part or all of the Tenant Security Deposit. ▪ Upon vacating the Apartment, the Apartment will be inspected by the College (the "Inspection"). Tenant may be present for the

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	<p>Inspection if desired. After the Inspection, Tenant will be notified of any deductions to the Tenant Security Deposit.</p> <ul style="list-style-type: none"> ▪ If Tenant shall leave personal property on the Premises after the termination or expiration of this Agreement, then such personal property shall be deemed abandoned 5 business days after Tenant has vacated the Apartment, and the College may thereafter remove such personal property from the Apartment and donate it to any kind of charitable institution or organization without liability to Tenant.
<p>Tenant Obligations</p>	<p>Tenant shall:</p> <ul style="list-style-type: none"> ▪ only use the Apartment as a residence; ▪ use all electrical, plumbing, sanitary, heating, ventilating, air conditioning, and other facilities and appliances, if any, furnished as a part of the Apartment in a proper and reasonable manner; ▪ clean Tenant's Room, bathrooms and common living spaces within the Apartment; ▪ not deliberately or negligently destroy, deface, damage or remove any part of the Premises (including all furnishings, appliances and fixtures) or permit any guest or agent to do so; be responsible for and liable to the College for all damage to, defacement of, or removal of property from the Apartment whatever the cause, except such damage, defacement or removal caused by ordinary wear and tear; ▪ promptly notify Facilities Services of any damaged, broken or malfunctioning appliance or portion of the Apartment; ▪ conduct herself and require all of her guests or agents on the Premises to conduct themselves in a reasonable manner and so as not to disturb other tenant's peaceful enjoyment of the Premises; ▪ not abandon or vacate the Apartment prior to the Expiration Date; and ▪ be liable to the College for any repairs necessitated by Tenant's intentional or negligent misuse of the Premises.
<p>Trash</p>	<ul style="list-style-type: none"> ▪ Tenant shall remove her own trash. ▪ Trash should be disposed of in a clean and safe manner. ▪ Dumpsters are located outside of the Premises, and are emptied regularly. ▪ Trash should not be left in the hallways or common spaces, even for a short period of time.