



## STUDENT HOUSING LICENSE AGREEMENT

### Applicant Information- Applicant Information will be kept confidential

Applicant Name: Soberanis-Pacheco Luis Student ID#: 878313233

Address: 5040 Redwood Drive \_\_\_\_\_

City: Santa Rosa \_\_\_\_\_ State: CA \_\_\_\_\_ Zip: 94928 \_\_\_\_\_

Primary Phone: (510) 328-6906\_\_\_\_\_

Student Email: luis.soberanis28@gmail.com Parent/Guardian Email: \_\_\_\_\_

Birthdate: 05/14/2001 Current Age: \_\_\_\_\_ (If under the age of 18, a parent/guardian must sign all documents.  
Resident must have reached the age of 18 prior to the date of move-in.)

Gender:  M \_\_\_\_\_

Are there any special accommodations or circumstances that you would like us to be aware of? \_\_\_\_\_

Are there any medical conditions you want us to know of? \_\_\_\_\_

### Emergency Contact Information

Name (First, Middle Initial, Last): Fatima Kampmann \_\_\_\_\_

Address: 184 13th Street \_\_\_\_\_

City: Oakland \_\_\_\_\_ State: CA \_\_\_\_\_ Zip: 94612 \_\_\_\_\_

Home Phone: (510) 328-6906 \_\_\_\_\_ Cell Phone: (\_\_\_\_\_) - \_\_\_\_\_

Name of Insurance Carrier for Applicant: \_\_\_\_\_ Policy/Group No. \_\_\_\_\_

Medications taken regularly (please specify): \_\_\_\_\_

**Housing Preference: Full Year Term - Aug-July (08/13/2025 - 07/31/2026) Double Shared**

**Monthly Installment Amount: \$1,051.00**

**Total Contract Amount: \$14,714.00**

### **Housing Payment Options:**

Rent is calculated according to the academic calendar, not the number of days in the month that the room is occupied. For your convenience, there are three options to pay rent. First, check the payment plan you intend to use; plans may be changed by contacting the Polly O'Meara Doyle Hall Management Office.

#### PAYMENT METHODS

There are several ways to pay your rent, depending on your convenience and physical access to the college. The methods are as follows:

INTERNET: Pay online with a credit card when you register for classes or through your cubby (a \$2 fee applies).

BY PHONE: Pay with a credit card by calling the Accounting Office at (707) 527-4973.

U.S. MAIL: Please mail your check to Accounting Office, Santa Rosa Junior College, 1501 Mendocino Ave., Santa Rosa, CA 95401. Be sure to write your student ID number on your check.

PAY IN PERSON: Go to the Accounting window in Bailey Hall on the Santa Rosa campus or Jacobs Hall on the Petaluma Campus.

**Plan 1: Payment in full;** must be submitted prior to occupancy or move-in. If payment is not received by the due date, you will default to the monthly payment plan (Plan 3). Contact the Polly O'Meara Doyle Hall Management Office to change plans if this obligation cannot be met. This plan cannot be chosen if Financial Aid is planned to be used to pay for housing.

Due by 8/23/24

**Plan 2: Semester payments;** must be submitted prior to occupancy or move-in each semester. If payment is not received by the due date, you will default to the monthly payment plan (Plan3). Contact Polly O'Meara Doyle Hall Management Office to change plans if this obligation cannot be met. This plan cannot be chosen if Financial Aid is planned to be used to pay for housing.

	\$	Fall 2024 – due by 8/23/24
One Bedroom	\$	Spring 2025 – due by 1/15/25

	\$	Fall 2024 – due by 8/23/24
Two Bedroom	\$	Spring 2025 – due by 1/15/25

**Plan 3: Installment Plan.** The Installment Plan must be submitted prior to occupancy or move-in. Students are responsible for paying any balance based on installment dates due at the beginning of every month. Contact Polly O'Meara Doyle Hall Management Office to change plans if this obligation cannot be met.

I have read and understand my payment due dates.

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# **Student Housing License Agreement**

Your initial verifies that you have read, understand, and agree with the section. All sections must be agreed on to accept the Student Housing License Agreement.

This License Agreement is made by and between NCCD – Santa Rosa Properties LLC, (501 C 3 Owner Legal Entity Name) ("Owner") and the applicant providing information on page one ( "Resident" or "you") (and parent or guardian if the Student is under 18 years of age prior to the move in date) for occupancy in a Bedroom, a residential student housing community ("Residential Facility") on the campus of Santa Rosa Junior College (the "College"), and through full execution hereof the parties agree as follows:

**OWNER'S AGENT.** Owner has hired Servitas Management Group, LLC ("Agent" or "SMG") dba Polly O' Meara Doyle Hall (POMDH) as its property manager to conduct and handle all business for the Residential Facility. This includes addressing select Licensee issues, establishing and enforcing certain policies and procedures, and collecting fees. Agent will handle all matters regarding issues, policies, and procedures outlined in the Owner's policies for College housing ("College Housing Policies"). Note that when the term "Owner" is referenced herein, Agent is authorized to act on the Owner's behalf.

NOTICE: The use of housing facilities is subject to Articles 5 and 6 of Subchapter 5 of Chapter 1 of Part V (Sections 42000 through 42103) of Title 5 of the California Code of Regulations.

## **I. OCCUPANCY**

(a) (Owner) hereby grants Resident permission to occupy a bed space within a specific housing unit to be assigned and identified by Agent for the 2024-25 academic year housing period, unless sooner terminated under provisions of this Housing License Agreement. The specific assignment of a housing unit shall be made by POMDH and may be changed by POMDH based on needs and circumstances as determined by POMDH, such as facility repairs or roommate conflicts.

## **II. ENHANCEMENT OF EDUCATIONAL EXPERIENCE**

(a) POMDH shall maintain a professional staff to work with students to develop a community concept within the housing facility to enhance student's educational experience at Santa Rosa Junior College. The facility shall be operated to enhance the educational, social, and recreational opportunities available to Residents.

(b) Resident agrees to recognize the importance of maintaining the housing facility as an environment that is conducive for fellow students to study, live, and sleep. While in the facility, Resident agrees not to disturb this environment and follow all rules outlined in the Student Housing Handbook and Housing License Agreement.

## **III. TERMS AND CONDITIONS**

(a) The Student Housing Handbook is made a part of this Housing License Agreement, and residents are subject to all regulations contained in the Student Housing Handbook, a copy of which has been provided for review and is available from POMDH, on the SRJC website, and is provided at move-in.

(b) Resident agrees to comply with the housing facility regulations, which are listed in the Student Housing Handbook, and any subsequent amendments.

(c) This Housing License Agreement shall not be transferred except as permitted in Section VIII.

(d) It is understood and agreed by the Resident and POMDH that no lease or any other interest in real property is created by this Housing License Agreement.

(e) Residents agree not to sublet a room to which they are assigned and to pay current and future housing rates of their assigned living environment.

(f) POMDH reserves the right to change room rates and occupancy after due notice and to add other requirements and stipulations as may become necessary for the betterment of the housing program and the general welfare of the students.

(g) To be eligible for occupancy, Residents must be currently enrolled and maintain status as a student at Santa Rosa Junior College with at least six-semester units.

## **IV. MAINTENANCE OF PREMISES**

POMDH will provide Residents with furnishings in the condition noted on the Room Condition Inventory (available upon check-in). Residents agree to give reasonable care to their living Unit and its furnishings and to make payment for any damage or loss promptly upon demand by POMDH. Residents shall vacate the living unit in good order and repair; normal and reasonable wear and tear accepted.

(a) In the event, the resident fails to maintain the living Unit in good order and repair, Resident shall reimburse POMDH for reasonable costs incurred in returning the living unit to a condition of good order and repair.  
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(b) Residents shall make no alterations to the housing facility without the permission of POMDH. Any structural

addition or alteration is prohibited without the written permission of POMDH.

(c) Resident shall not possess any highly flammable material, firearm, ammunition, fireworks, explosives, dangerous weapons, or any other material or instrument which, in the sole opinion of SMG authorities, poses an unreasonable risk of fire, damage or injury.

(d) POMDH shall not be responsible for any damage or losses that may occur in roads, driveways, parking lots, or parking areas. ~~or~~

## **V. CANCELLATION BY LICENSEE PRIOR TO THE ACADEMIC YEAR FEE PERIOD**

(a) Residents may cancel their Housing License Agreement prior to moving in by giving written notice to POMDH at least 30 days before the beginning of the 2024-25 academic year fee period.

(b) A request to cancel a Housing License Agreement less than 30 days before the start of the 2024-25 academic year fee period shall include the Residents' statement of reasons. POMDH shall grant the request based on the following standards, with appropriate verification: (1) end of student status, (2) marriage or (3) military duty. SMG may grant, at its sole discretion, the request based on the following standards, with appropriate verification: (1) extreme hardship beyond the control of the Resident and (2) a suitable replacement Resident is available to fill the vacated space. POMDH shall make a reasonable effort to locate a suitable replacement Resident.

## **VI. CANCELLATION AFTER THE BEGINNING OF THE ACADEMIC YEAR FEE PERIOD**

(a) Residents who request to vacate the housing facility shall give at least a 30-day written notice of intention to vacate and the reason thereof. A petition to terminate shall be obtained from POMDH Office, completed, and returned to the Student Housing Manager.

(b) POMDH shall grant a request to vacate submitted pursuant to subsection (a). The determination will be based on the following standards, with appropriate verification: (1) graduation, (2) marriage, or (3) military duty.

(c) POMDH may, at its sole discretion and on occasion, grant the request based on the following standards, with appropriate verification of (1) extreme hardship beyond the control of the resident and (2) a suitable replacement resident is available to fill the vacated space. POMDH shall make a reasonable effort to locate a suitable replacement resident.

(d) If request for cancellation is approved, Residents financial obligation will be prorated by a daily rate for the dates of occupancy.

## **VII. REVOCATION OF HOUSING LICENSE AGREEMENT**

(a) POMDH may revoke this Housing License Agreement and evict the resident upon the following conditions:

(1) Serious or repeated failure to comply with housing policies and procedures, as stated in the Housing License Agreement or Student Housing Handbook. If a Resident is asked to vacate the housing facility due to disciplinary action defined in the Student Housing Handbook, POMDH reserves the right to charge for the full academic year according to the Housing License Agreement. All failures are considered "non-curable" breaches of the Agreement, except payment or fees.

(2) Failure of the Resident to maintain status as a student at Santa Rosa Junior College

(3) Residents serious or repeated breach of any term or condition of this Housing License Agreement or the Student Housing Handbook ("non-curable"), including failure to pay required payments and fees ("curable").

(4) Residents engaging in conduct that endangers the safety or well-being of other residents, as reasonably known by management, or the conviction of a felony.

(5) Administrative necessity (for example, facility repairs, safety, or emergency) as determined by POMDH.

(a) POMDH shall give the Resident notice at least 72 hours prior to revocation of housing, resulting from an occurrence described in subsections above, except in emergencies, such as (4) or (5).

## **VIII. ABANDONMENT OR TERMINATION BY LICENSEE**

Except as permitted in Section V or VI, termination of this Housing License Agreement or abandonment of the premises by resident shall not release the resident from paying any obligation due under this agreement. Under certain circumstances, revocation, termination, or abandonment, Resident may be released from this Housing License Agreement if a suitable replacement occupant is found upon approval SMG. SMG shall make a reasonable effort to locate a suitable replacement licensee. Resident's personal belongings left on the property will be disposed of in accordance with legal requirements.

## **DESTRUCTION OR UNAVAILABILITY**

If a bed space is destroyed or becomes unavailable as the result of conditions not reasonably foreseen at the time this Housing License Agreement is made, the Resident shall be entitled to a prorated refund of any fees applicable to periods after the Resident was required to vacate. Such conditions include, but are not limited to, damage caused by floods, slides, fire, earthquake, other natural disasters, and vandalism; civil disorder; compliance with state or federal law; unanticipated interruption of basic services; drop in the rate of vacancies or cancellations not reasonably foreseen by POMDH if such drop results in an over-booking of available housing facilities.

## **IX. REFUND OF PAYMENTS**

POMDH shall authorize refunds of payments only as provided for in the Housing License Agreement and Student Housing Handbook.

#### VACATING THE HOUSING FACILITY

Residents shall promptly vacate the housing facility on the expiration of the fee period or upon revocation of this Housing License Agreement, whichever occurs first, after due notice, and in accordance with Housing License Agreement and legal requirements.

#### PAYMENT PROCEDURE

- (a) Payments are due in accordance with the payment plan chosen by the Resident.
- (b) If payment is not received within five days of the due date, a \$50 late fee will be assessed monthly until the balance due has been paid in full.
- (c) Resident is liable for the entire 2024-25 academic year license obligations as stated in the Housing License Agreement.

#### X. TREATMENT OF INDEBTEDNESS

Failure of Resident to satisfy the financial obligations of this Housing License Agreement may result in action by POMDH, including but not limited to:

- (a) Assessment of a late fee in accordance with the fee schedule.
- (b) Revocation of the Housing License Agreement.
- (c) Withholding of Santa Rosa Junior College services pursuant to the Housing License Agreement and Student Housing Handbook.
- (d) Offset of loans, grants, scholarships, and/or earnings payable through Santa Rosa Junior College.
- (e) Referral to an outside collection agency and/or a credit reporting agency; and/or legal action.
- (f) Submission of your debt information to the Franchise Tax Board for deduction of payment from your tax refunds or other money the state may owe you.
- (g) Resident agrees to pay all costs incurred by SMG to effect collection in the event of resident default.
- (h) Resident authorizes POMDH, its agents and any collections agency or legal counsel under their direction to contact any individual, school, employer, or state/federal agency to substantiate your Address, relevant to collection of this debt.

#### XI. RIGHT OF ENTRY

POMDH shall have the right to enter the premises occupied by the resident for the purposes of damage inspection, emergency, health, safety, maintenance, administration of applicable rules and regulations, or for any other lawful purpose.

#### XII. INSURANCE

- (a) During the period covered by this Housing License Agreement, the resident is recommended to obtain health, accident, and renter's insurance.
- (b) POMDH does not have insurance to cover the personal or property damage of Residents. Therefore, POMDH highly recommends that the Resident obtain renter's Insurance. POMDH assumes no responsibility for the residents' personal Property.

#### XIII. VISITORS AND GUESTS

Resident shall permit no visitors or guests to enter the housing facility except as permitted under the Student Housing Handbook and Housing License Agreement. Minors under 18 must have parental supervision and be checked in at the Office, Security Office, or RA office.

Overnight visitors (no more than 3 nights in a calendar month) must be checked in at the Office, Security Office, or Resident Assistant (RA) office in accordance with the handbook.

#### XVI. NON-WAIVER

The waiver by POMDH of any breach of a term or condition of this Housing License Agreement shall not constitute a waiver of any other or subsequent breach.

#### XVIII. SECURITY

While POMDH and the adjacent SRJC Campus tries to provide safe and secure premises, POMDH and SRJC shall not be liable for Resident's safety. Residents must take full responsibility for their individual safety and should behave accordingly and take appropriate precautions. Examples might include walking in groups, walking on well-lit paths during evening hours, locking doors and windows, not sharing or loaning room keys, not opening doors to strangers, etc.

#### XIX. RELEASE OF INFORMATION

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I authorize POMDH to discuss my payments, academic standards, and/or behavior with my parents, guardians, or payee, as needed, if it affects my financial commitments.

In the event of an emergency, illness, injury, or concern for safety and well-being, I authorize POMDH to contact my emergency contact, parents, guardians, SRJC personnel, or payee and/or, if deemed necessary, the paramedics and allow them to transport me to a local hospital by ambulance for appropriate medical care.

**MEGAN'S LAW NOTICE.** Pursuant to Section 290.46 of the California Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at [www.meganslaw.ca.gov](http://www.meganslaw.ca.gov). Depending on an offender's criminal history, this information will include either the Address at which the offender resides or the community of residence and ZIP Code in which he or she resides.

**PHOTOGRAPH RELEASE.** Resident gives permission to Management to use any photograph or photographic image taken of you. At the same time, you are in any public spaces, grounds, offices at Polly O'Meara Doyle Hall or any Property-sponsored events in the Property or otherwise. Resident understands that your photograph or photographic image will be used for nothing other than legitimate business purposes. You hereby grant (Polly O'Meara Doyle Hall), SRJC, Servitas Management Group, LLC (the "SRJC Parties"), and their assigns, and those acting with proper authority and permission, the irrevocable and unrestricted right and permission to copyright, in its own name or otherwise, and use, re-use, publish, and republish photographic portraits or pictures of you or in which you may be included, in whole or in part, or composite or distorted in character or form, without restriction as to changes or alterations, in conjunction with your own or a fictitious name, or reproductions thereof in color or otherwise, made through any medium, and in any and all media now or hereafter known for illustration, promotion, art, editorial, advertising, trade, or any other legal purpose whatsoever. You also consent to the use of any printed matter in conjunction therewith. Resident hereby waives any right that you may have to inspect or approve the finished product and the advertising copy or other matter that may be used in connection therewith or the use to which it may be applied. Resident hereby releases, discharges, and agrees to hold harmless Santa Rosa Housing Project Parties and all persons acting with proper authority and permission from any liability by virtue of any blurring, distortion, alteration, optical illusion, or use in composite form, whether intentional or otherwise, that may occur or be produced in taking said picture or in any subsequent processing thereof, as well as any publication forever discharge Santa Rosa Housing Project Parties, their officers, employees, attorneys, representatives, insurers and assigns from any and all demands, cause of action and/or judgments of whatsoever nature of character, past or future, known or unknown, whether in contract or in tort, whether for personal injuries, property damage, payments, fees, expenses, accounts receivable, credit, refunds, or any other monies due or to become due, or damages of any kind or nature, and whether arising from common law or statute, arising out of, in any way, the use of your photograph or photographic image. This release contains the entire Agreement on this subject matter between the parties and will be binding upon and inure to the benefit of the successors and assigns of the undersigned.

Initial:

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**ACKNOWLEDGEMENT:**

This **2024-25 Student Housing License Agreement** is entered into between SMG dba POMDH and the Student Housing Applicant. **THIS HOUSING LICENSE AGREEMENT IS A CONTRACT FOR THE ENTIRE 2024-25 ACADEMIC YEAR.** In consideration for the right to occupy an assigned space within the Student Housing Facility at Santa Rosa Junior College, the signature of the Resident hereby certifies that they have read, understand, and agree to comply with all terms, dates, conditions, policies, and procedures of the Housing License Agreement and Student Housing Handbook, and agree to make payments to POMDH in accordance with one of the payment plans. If the Resident and POMDH jointly execute a Housing License Agreement after the fee period begins, standard fees will be charged prorated for the academic year's balance. **The fee period is defined as the 2024-25 academic year period.**

Student Housing Applicant (print): Luis Soberanis-Pacheco

Signed \_\_\_\_\_ Date: \_\_\_\_\_

Parent/Guardian Name (print): \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

(Parent or Guardian for Student under 18 years of age-  
must have reached the age of 18 prior to move in)

**Return of the:**

- A signed copy of this License Agreement,
- Residential Student Confidential Missing Contact Form
- Guarantor Agreement
- Photocopy of Applicant's and Guarantor's Driver's License or Photo ID

shall constitute acceptance of the Student Housing License Agreement by the Student and parents/guardian/legally responsible person if the student is under 18 years of age. The Student Housing License Agreement is considered accepted once the complete Student Housing License Agreement, application fee, and required documents have been received.

Send completed Housing LicenseAgreement to: Polly O' Meara Doyle Hall Front Office

Email to: info@srijchousing.com

**For Office Use:**

Signed Student Housing License  
Agreement

Guarantor Agreement

This Student Housing License Agreement is hereby accepted by the \_\_\_\_\_ Office.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

## ADDITIONAL RESIDENT LICENSE AGREEMENT PROVISIONS: RULES AND REGULATIONS

This document is incorporated by reference into the License Agreement between Licensee and Lessor. Licensee agrees to these Rules and Regulations for the purpose of preserving the welfare, safety, and convenience of Licensees in \_\_\_\_\_ Student Units, for the purpose of making a fair distribution of services and facilities for all Licensees and for the purpose of preserving Lessor's property from abusive treatment. Violation of these Rules and Regulations may be deemed a default on the part of Licensee, and may result in termination of the License Agreement, under the terms and conditions of the License Agreement. Additional Rules and Regulations are defined in the Resident Handbook, which is also incorporated into this agreement.

1. Solicitation and/or canvassing of any kind, without prior written consent of Polly O'Meara Doyle Hall Management Staff, is not permitted on the Premises or about the Property. Residents must notify management of any such activity.
2. Residents shall not use the Premises or any part of the Property for any commercial business or purpose; this includes mail and communal areas. Residents shall use and occupy the Premises and Property in compliance with all applicable local, state, and federal laws and any rules and regulations of any governmental board having authority. Commercial Activity is prohibited, and residents may not operate a business out of the Unit or Premises.
3. Residents shall not erect any exterior wires, aerials, signs, satellite dishes, etc., about the Premises or Property. Residents shall not place nails, hooks, etc., on the walls or ceilings. Room entrance doors, windows, drapery rods, and hardware shall remain free of nails.
4. Pets are not permitted in or about the Premises and Property, except for animals assisting disabled persons. Residents will be asked to remove the pet(s) in a timely manner. If this doesn't happen, the pet(s) may be immediately removed by management via local animal control.
5. Fire warning devices and safety equipment are to be used only in case of emergency. The sounding of a fire alarm should be taken seriously, and residents should proceed according to the instructions posted in and about the Property. **The intentional sounding of an alarm in a non-emergency situation will be considered a criminal offense, and the person or persons responsible will be treated accordingly. Tampering with or disabling fire detection devices and equipment is strictly prohibited.**
6. Multiple outlet "octopus" plugs are not permitted. However, surge-protected power strips with circuit breakers are permitted. All extension cords must be of the grounded, three-prong type and are UL-approved.
7. Due to the risk of fire hazards, live decorations such as trees/wreaths are prohibited.
8. Hot plates, candles, incense, space heaters, cooking grills, lighter fluid, and other combustibles are prohibited due to the increased risk of fire hazards.
9. The possession and consumption of alcoholic beverages on the premises violates the SRJC Conduct Policies and Procedures. Alcohol-related conduct which infringes on others' rights to a quiet, orderly living environment is not acceptable and is expressly prohibited. There is a three-strikes policy for violations of the alcohol policy, as noted in the Resident Handbook. Three violations of the alcohol policy result in revocation of the Housing License Agreement and does not forfeit the financial obligations of this Housing License Agreement.
10. Residents will be held responsible for the conduct of their guests. The privacy and right of the normal use of the Premises by residents' roommates and other residents must be strictly respected by residents entertaining guests, and disruptive behavior of guests is prohibited.
11. Smoking, including electronic smoking devices, is prohibited inside the area surrounding Polly O' Meara Doyle Hall and on all SRJC sites. No smoking is allowed in the Units, hallways, and all buildings. Smoking is allowed outside in designated areas only. A fee of up to \$300.00 will be assessed per incident.
12. Use of marijuana is not permitted on the Premises or on any SRJC site. Drug paraphernalia including "bongs, pipes, and/or other devices that may be used to facilitate the consumption or use of alcohol and other drugs is prohibited. Returning to the premises under the influence of drugs is prohibited. Possession of medical marijuana cards are not recognized.

Only the Person whose name and signature appear on the face of this License & designated as Licensee may occupy the Premises.

13. Under federal law (The Higher Education Opportunity Act), Resident has the right to confidentially register the name and contact information of an individual that Resident would like to be contacted (within twenty-four (24) hours) if it is determined that Resident is missing from the Residential Facility and/or Resident's whereabouts are unknown for a period of twenty-four (24) hours or more.
14. All decorations should be of a temporary nature and not permanently deface or damage the Premises or Property. No posters, sheets, parachutes, fishnets, stickers, or materials of any kind are allowed on ceilings. Residents are responsible for cost to repair damages.
15. Keys/Cards are the Property of Management and must be returned to Management at the end of the resident's occupancy. Charges for lost key cards and or bedroom keys will be assessed.

Lock Out Charge: **\$25.00**

Replacement Key Card: **\$50.00**

Replacement Mailbox Key: **\$35.00**

Replacement Bedroom Key: **\$35.00**

Lock Change: **\$85.00**

Bedroom Transfer fee: **\$150.00**

Hold over Fee: **\$50.00 per day**

16. Resident must comply with the posted rules and regulations.

17. A "bad check" charge of \$25.00 will be assessed to the resident for any check returned unpaid, this is additional to any returned check fee charged by SRJC Accounting office.

18. No furniture shall be removed or relocated from the Premises or the Property. The first time a warning will be given, additional occurrences will result in additional charges and license violations given to any resident who has common area furniture in their rooms.
19. Grilling is only allowed in designated BBQ Areas and only with facilities provided by POMDH. This rule is necessary for the safety of the resident, their property, and the community.
20. Trash containers are located at various places on the Property and are for household use only. No furniture, boxes, or construction debris is permitted in trash containers. These containers are provided for your convenience. However, do not place trash on the ground if these are full.
21. No trash or garbage accumulation is allowed in or around the Unit. Discarded trash, garbage, and household personal items(s) are not allowed in storage areas, hallways, laundry facilities, communal areas, or anywhere on the Property. These items must be placed in the trash container provided by management. It is the resident's responsibility to dispose properly of all aforementioned items. If management must remove any unwanted items or personal Property at any time, the total cost will be charged back to resident.
22. Your Unit is your home, but it is not a house. Please be considerate of your neighbors. Residents must control the volume of stereos, TVs, and musical devices within the Unit so that they do not disturb the residents of other Units. Noisy or disorderly conduct annoying or disturbing other residents will **NOT** be permitted.
23. **Package Release:** As a convenience, management will accept mail/UPS/FedEx Packages on behalf of residents; however, management will not be held responsible for loss, theft, damage, or delays in delivery and/or failure of delivery of your mail. Management requires that you provide photo identification to retrieve packages. If packages and deliveries are not picked up within **30 days**, management may return them to the sender or post office. Commercial use of mail is prohibited.
24. License Agreement Revocation: Violations of the rules and regulations may result in License Agreement revocation or ineligibility for future residency at Polly O'Meara Doyle Hall. Units also result in restriction from all residential and communal areas at Polly O'Meara Doyle Hall.

Management: Polly O'Meara Doyle Hall

<sup>10</sup> Luis A Soberanis-Pacheco

<sup>11</sup> Haille Baraka

# SRJC Lease 2024-2025

## Signature Details

Signer	IP Address	Date Signed
<b>SRJC 2024-2025 Agreement</b>		
1 Luis A Soberanis-Pacheco Primary (15852460)	172.56.209.12	04/24/2025 05:00:00 PM
2 Luis A Soberanis-Pacheco Primary (15852460)	172.56.209.12	04/24/2025 05:00:10 PM
3 Luis A Soberanis-Pacheco Primary (15852460)	172.56.209.12	04/24/2025 05:00:17 PM
4 Luis A Soberanis-Pacheco Primary (15852460)	172.56.209.12	04/24/2025 05:00:22 PM
5 Luis A Soberanis-Pacheco Primary (15852460)	172.56.209.12	04/24/2025 05:00:30 PM
6 Luis A Soberanis-Pacheco Primary (15852460)	172.56.209.12	04/24/2025 05:00:35 PM
7 Luis A Soberanis-Pacheco Primary (15852460)	172.56.209.12	04/24/2025 05:00:40 PM
8 Luis A Soberanis-Pacheco Primary (15852460)	172.56.209.12	04/24/2025 05:00:47 PM
9 Luis A Soberanis-Pacheco Primary (15852460)	172.56.209.12	04/24/2025 05:00:55 PM
10 Luis A Soberanis-Pacheco Primary (15852460)	172.56.209.12	04/24/2025 05:01:09 PM
11 Haille Baraka Owner/Manager	198.189.141.1	04/25/2025 12:04:42 PM