

Contract

This agreement (including any exhibits, schedules, contracts, addendum hereto) constitutes the entire agreement among the parties hereto.

Personal Information Exhibit

PERSONAL INFORMATION

FIRST NAME

Shengjian

LAST NAME

Zhou

GENDER

M

EMAIL

sjzhou@byui.edu

BIRTH DATE

Feb. 26, 2002

CELL PHONE

9862757260

ADDRESS

101, Unit 1, 2 Ai Guo Xiao Qu, Limin Rd

CITY

Outside US

STATE

Outside US

POSTAL CODE

241000

ADDITIONAL INFORMATION

BYU-I EMAIL

sjzhou@byui.edu

PREFERRED NAME/NICKNAME

John

PUBLIC PROFILE INFORMATION

MAJOR

Computer Science

YEAR IN SCHOOL

Freshman

HAVE YOU BEEN A RESIDENT AT THIS PROPERTY BEFORE?

No

HOMETOWN

Wuhu, Anhui Province, China

HOBBIES

Research Computers, love to help people fix computers for free

ASSISTANCE ANIMALS

DO YOU HAVE ANY HEALTH OR MENTAL OR EMOTIONAL CONCERNS THAT WOULD PREVENT YOU FROM HAVING AN EMOTIONAL SUPPORT OR SERVICE ANIMAL IN YOUR APARTMENT?

No

OPTIONAL

HOW DID YOU HEAR ABOUT US?

BYU-I Approved Housing Search

Room Details and Pricing Exhibit

Briarwood Apartments

163 E 2nd S Rexburg ID 83440
208-356-3001

BUILDING

1

FLOOR

(1) Floor 2

UNIT

(1) Floor 2, Apt3

ROOM

(1) Apt3 - Rm3

BED

(1) Floor (1) Floor 2, Unit (1) Floor 2, Apt3, Left

OCCUPANCY DATES

- 1. Spring'25: April 18, 2025 - July 25, 2025

AGREEMENT

Spring'25

April 18, 2025 to July 25, 2025

INSTALLMENT CHARGES: \$1075.00

Early Gold Savings Spring'25 : ,

Due April 18, 2025: \$-45.00

Briarwood Apt Spring'25 Rent: ,

Due April 18, 2025: \$560.00

Due June 1, 2025: \$560.00

DUE TODAY: \$200.00

Security Deposit Spring'25: \$90.00

Application Fee Spring'25: \$100.00

Reservation Fee: \$10.0

Brigham Young University-Idaho Student Landlord Housing Contract

| | |
|--|------------------------------------|
| Property Name: First Serve Property Group (See Room Details Exhibit) | Website: RexburgStudentHousing.com |
| Address: Main Office: 129 Princeton Ct, Rexburg, ID 83440 (See Room Details Exhibit for your property's address) | |
| Telephone Number: 208-356-3001 | Fax Number: |
| Alternate Phone Number: | E-mail: |

| | | | |
|---|--|--|--|
| Student's Name: Shengjian Zhou | | | BYU-I E-mail: (See personal information exhibit) |
| Home Address: (See personal information exhibit) | | | |
| City: (See personal information exhibit) | State: | Zip: | Cell Phone#: (See personal information exhibit) |
| Occupancy Dates (See Room Details and Pricing Exhibit) | Occupancy Start: (See Room Details and Pricing Exhibit) | Occupancy End: (See Room Details and Pricing Exhibit) | |
| Apartment Number: | | | |

1. ELIGIBILITY FOR APPROVED HOUSING

I hereby certify that I have been admitted to a track as a degree-seeking student at BYU-Idaho. Furthermore, I certify that I am in good academic, financial, and Honor Code standing with BYU-Idaho and am eligible to rent and reside in BYU-Idaho approved housing. I recognize and acknowledge that, Non-degree-seeking, Continuing Education, and BYU-Pathway Worldwide students are not eligible to live in approved housing. I understand that I cannot live in approved housing prior to my assigned semester start date or after graduation even though I may be taking post baccalaureate classes. I recognize and understand that my certification of student status and responsibility to maintain my student eligibility while attending BYU-Idaho is material to and relied upon by Landlord in entering into this Contract. I further certify that I am not registered as a sex offender. I understand that any misrepresentation or omission on this form is grounds for immediate termination of this Contract and such other legal and equitable remedies as Landlord may pursue.

..... Shengjian Zhou
Student Signature 01 / 31 / 2025
Date

2. COMPLIANCE WITH APARTMENT LIVING STANDARDS

I agree to comply with all policies, procedures, and standards contained in the BYU-Idaho *Approved Housing Guidebook* including, but not limited to, the Apartment Living Standards. I understand that the *Approved Housing Guidebook* is expressly incorporated into this Contract, and that I am bound by its terms in addition to the terms of this Contract. I understand that violation of any policy or standard found in the *Approved Housing Guidebook* may be sufficient cause for termination of the Contract and eviction. For example, I understand that no pets of any kind are allowed in approved housing. Firearms and weapons are strictly prohibited and cannot be stored anywhere on the premises of an approved housing property, including but not limited to the apartment, a parked car, or an on-site manager's private residence. I also understand and agree to abide the curfew hours and visitation restrictions of the opposite sex. I understand that students are expected to encourage and help guests and other residents understand and maintain the Apartment Living Standards, and I agree to do so.

..... Shengjian Zhou
Student Signature 01 / 31 / 2025
Date

3. PARKING ACKNOWLEDGMENT

I know and understand that whether or not I own or operate a motor vehicle, I am responsible to know the parking guidelines and requirements of the housing property and abide by them. I also understand that I have a responsibility to inform guests who visit my apartment of the parking requirements. I understand that if I or any of my guests park illegally (e.g., in a resident's or handicapped stall for which I or my guest(s) do not have a permit, outside of a designated stall, in a "no parking zone," etc.), I or my guest(s) accept the risk of being booted or towed.

..... Shengjian Zhou
Student Signature 01 / 31 / 2025
Date

4. HOUSING COSTS

| | |
|---------------------------------|--|
| Processing Fee (non-refundable) | \$ 100 |
| Security Deposit (refundable) | \$ 90 |
| Rent | \$ (See Room Details and Pricing Exhibit) |
| Parking (if applicable) | \$ 80 – Starting in the Fall 2025 semester, the price will be \$110. |

The below costs are associated with student choice. Either by action/inaction the following charges may be assessed. Refer to the addendum for details regarding each fee.

| | |
|---|---|
| Early/Late Check-Out | \$20/day |
| No Attempted Cleaning | \$50 or cleaning charges whichever is greater |
| Wall Damage | \$5/tape or hole or command hook left on walls and doors |
| Cleaning Charge | \$1/minute (\$15 minimum) |
| Lost Key | \$25 (\$85 if management deems it necessary to rekey the apartment) |
| Lost Mail Key | \$25 |
| NSF Fee (bounced checks/payments) | \$25 |
| Expedited Security Deposit Return | \$20 |
| AC Units | \$72/unit (cost is shared by residents) |
| Window Screen Damage/Missing | \$24 |
| Guest Fee | \$30 |
| Cables, Decorations, Lights, Signs, etc. Repair/Removal Fee | \$1 a minute (\$15 minimum) |
| Cancellation Fee | \$70 |
| Transfer Fee | \$80 |
| Animal Damages/Pests | Variable |
| Late Fee | \$80 and a 12% per annum charge |
| Total | Variable |

4.1 PAYMENT SCHEDULE (See Room Details and Pricing Exhibit)

| Date | | | | |
|--------|----|----|----|----|
| Amount | \$ | \$ | \$ | \$ |

5. PAYMENT OBLIGATION

Student agrees to assume full legal obligation for payment according to the terms of this Contract and to pay late fees in the amount of \$__80__ if monies due are not paid within 5 days of the due date. Late payments shall be subject to interest at __12%__ per annum on any past due (unpaid after 30 days of the date due) accounts. Overdue and unpaid amounts may also be subject to collection costs, including reasonable attorney's fees, which shall be the responsibility of Student.

Student's payment obligation under this Contract shall continue notwithstanding any of the following:

- (A) Student obtains alternative housing before the end of the Contract;
- (B) Student voluntarily withdraws from BYU-Idaho during a semester;
- (C) Student voluntarily leaves Rexburg before the end of the Contract date, except for a reason identified in section 10;
- (D) Student is required to leave University for violation of the Honor Code, through withdrawal of ecclesiastical endorsement, for Academic Suspension, or for any other form of University-imposed ban, suspension, or dismissal.

In all such cases, Student shall not be entitled to a refund of any monies paid, however, Student may attempt to recoup funds expended by providing an eligible replacement as provided in section 7(B).

6. SECURITY DEPOSIT

The payment of __\$90__ serves as a security deposit. Those items which may be expensed against the security deposit include: late or unpaid rent, penalties and interest, costs of collection, damage to the premises beyond usual wear and tear, and any other fees called for under this Contract to the extent permitted by Idaho law.

Student must be given a signed itemization of deduction along with the deposit balance within 30 days following termination of tenancy or Landlord forfeits any claim to the security deposit and Student shall receive a complete refund of the security deposit. Landlord may not assess or attempt to collect additional fees, for any reason, after the 30-day window. In order to expedite return of the deposit, Student may provide manager with a current mailing address and/or self-addressed, stamped envelope. Any objection to the itemization and returned deposit must be submitted in writing to Landlord within 30 days or student forfeits any claim to the deducted funds.

7. CANCELLATION OR TRANSFER OF CONTRACT

(A) Up to 61 days prior to contract occupancy start date: Either party may cancel this Contract by written notice and a \$__70__ fee paid by the initiating party. If Landlord initiates the cancellation request, a full refund of all monies paid including the cancellation fee will be returned to Student within 15 days;

(B) Within 60 days of occupancy start date: This Contract may not be cancelled within 60 days prior to semester occupancy start date unless agreed upon in writing by both parties. Student, however, may find another eligible student as a replacement for his/her Contract. When an eligible replacement is provided, Landlord shall notify Student in writing of Student's release of obligation and refund any monies paid minus a \$__80__ transfer fee. If Student is unable to provide an eligible replacement, Landlord may collect for all the obligations contained in this Contract but must make reasonable and verifiable efforts to sell the contract and fill the leased space. These efforts must be commensurate with the efforts made to sell all other available property contracts.

8. SPECIFIC OBLIGATION OF PARTIES

In addition to the duties and obligations generally recognized by Idaho landlord-tenant law, the Parties agree to the following specific obligations under this contract:

8.1 STUDENT OBLIGATIONS

(A) Student agrees to notify Landlord within 48 hours of commencing occupancy of any visible defects, damage, hazards, uncleanliness, or other concerns or objections regarding the condition of the apartment/unit. Otherwise, Student shall be deemed to have accepted the apartment/unit as being in good order and reasonably clean at the time of occupancy.

(B) Student agrees to maintain property in a reasonably clean and safe condition with no unauthorized alterations of any kind;

(C) Student agrees to use reasonable care in consumption of utilities and services;

(D) Student agrees to avoid unreasonable noise or other disruption of peaceful enjoyment of others, and to comply with all applicable laws, regulations, and policies relating thereto;

(E) Student agrees to be responsible for damages caused by Student or Student's guests which are beyond reasonable wear and tear;

(F) Student agrees to promptly notify Landlord in writing of maintenance concerns, damages or needed repairs;

(G) Student agrees not to suffer, permit, or maintain any nuisance or any health or safety hazard on the premises; and

(H) Student agrees to notify Landlord of violations of the BYU-Idaho Honor Code or Apartment Living Standards and authorizes Landlord to share all information with the BYU-Idaho Housing and Student Living Office.

8.2 LANDLORD OBLIGATIONS

(A) Landlord agrees to not make any material misrepresentations about the condition, history, amenities, availability, or any other relevant consideration regarding the apartment/unit, on its website and/or in other verbal or written communications;

(B) Landlord agrees to maintain the property in compliance with all applicable federal, state, and local laws, ordinances, and regulations, and in accordance with the BYU-Idaho standards and requirements as established in the Agreement to Provide BYU-Idaho Approved Housing or the University *Approved Housing Guidebook*;

(C) Landlord agrees to provide furnishings and appliances in a safe, clean, and operable condition;

(D) Landlord agrees to respond promptly to emergencies and maintenance requests;

(E) Landlord agrees to work promptly, in good faith, and with due diligence to correct any problems;

(F) Landlord agrees not to suffer, permit, or maintain any nuisance or any health or safety hazard on the premises.

9. BREACH OF CONTRACT

In the event of a breach of any material term of this Contract, the non-breaching party shall have the option to immediately terminate this Contract after giving (1) written notice of the breach to the breaching party and (2) a reasonable opportunity to cure. In the event of an uncured Student breach, Student shall not be entitled to a refund of any monies paid, except as may be required by applicable law. In the event of an uncured Landlord breach, Student shall be entitled to a full refund of all monies paid under this Contract.

"Material Term" as used herein shall be interpreted in accordance with Idaho law. Examples of breaches of material terms of this Contract include, but are not limited to:

- Failure by Student to make payment when due.
- Violation of the Apartment Living Standards.
- Student or Landlord conduct that interferes with the rights to peaceful enjoyment of the premises, recklessly endangers human life, or that damages, defaces, or destroys the property of or threatens physical harm against another.
- Student or Landlord suffering, permitting, or maintaining any nuisance or any health hazard on the premises.
- Landlord failure to maintain the property in accordance with applicable federal, state, or local laws and regulations, or with

BYU-Idaho standards and requirements as established in the Agreement to Provide BYU-Idaho Approved Housing or the University Approved Housing Guidebook.

- Landlord materially misrepresents property condition, history, amenities, availability, or any other relevant consideration to a prospective renter on its website and/or in other verbal or written communications (such as e-mails, flyers, brochures, etc.).

10. TERMINATION BEFORE OR AFTER OCCUPANCY START DATE

If there is no breach of Contract by either Student or Landlord this Contract may be terminated for the following reasons:

- (A) An unforeseeable and unexpected catastrophic event that renders the Landlord incapable of providing housing to the Student;
- (B) Student suffers serious bodily injury or illness that necessitates withdrawal from all classes and relocation from student housing for treatment;
- (C) Student is called into active military duty; or
- (D) Death of Student.

If a party seeks termination under subsections (A)-(C) of this paragraph, the terminating party must provide notice and written verification to the other party within ten (10) days of the triggering events. In the event of Student Death, Landlord will be notified by Student's family or the University. If the Contract is terminated for any of the reasons stated in this Paragraph, rent will be prorated from the date of notice and the Contract will be terminated without penalty or further obligation.

11. UNIVERSITY TERMINATION OF APPROVED HOUSING

In the event BYU-Idaho revokes or declines to renew Landlord's approved status, Student may terminate this Contract by written notice within ten (10) business days. Landlord agrees to remit within ten (10) days of the date of the written notice from Student the balance of any prepaid rent and/or deposit monies. Landlord will prorate the rent from the date of checkout. See section 3 for amounts that may be expensed against the deposit.

12. TRANSFER OF STUDENT WITHIN THE PROPERTY

The transfer of a student from one unit within the property to another unit within the property may be made as follows:

12.1 TRANSFER REQUESTED BY LANDLORD

A request for transfer to an apartment/room other than the original assignment may be made by Landlord using the following process: (1) Contact the Student in writing, to the best known address, the reason for the transfer; (2) A written response is due seven days after date of correspondence; (3) If no reasonable justification for denying the reassignment is given or no timely response is provided, consent to the request is deemed to have been given.

12.2 TRANSFER REQUESTED BY STUDENT

A request for transfer to an apartment/room other than the original assignment may be made by Student using the following process: (1) Contact the Landlord in writing stating the reason for the transfer; (2) Landlord will respond within seven days after date of correspondence either allowing the transfer or stating a reasonable explanation for denying the request.

13. CONTRACT MODIFICATION

This Contract may not be modified unless such modification is (1) made in writing, (2) agreed to by both Student and Landlord, and (3) approved by the BYU-Idaho Housing & Student Living Office.

14. RIGHTS OF POSSESSION, PRIVACY, AND ENTRY

Student will not be unjustly evicted and neither Student nor Landlord will harass or retaliate against the other for any reason. Landlord may not enter Student's apartment without consent of at least one of the residents or after giving 12-hours' notice by email, text, or letter to Student stating intent to enter. Landlord reserves the right to enter Student apartment or rooms with reasonable notice and after knocking for emergencies, maintenance, repairs, cleaning, inspection, to ensure compliance with the Honor Code, and to show apartment to prospective tenants. Reasonable notice will be deemed given when repairs are requested by Student and Landlord enters at a reasonable time of day and after knocking.

15. ABANDONED PROPERTY

Upon termination of this Contract, Student will immediately vacate the premises and remove all Student's and Student's guest's property. Landlord and Student agree that if any personal or Student's guest's property is left on the premises or in any storage facility after Contract is terminated, Landlord may assess a maximum handling fee of \$100 to dispose of the property. Justification of an abandoned property fee must be made in the itemization provided to Student with the returned security deposit. Landlord will make reasonable efforts to contact Student concerning the property and permit Student to enter and remove the property. Disposal of unclaimed property shall be governed by the provisions of applicable Idaho law.

16. PROTECTION OF PERSONAL PROPERTY

Student waives all claims against Landlord for personal injury or loss of or damage to clothing, valuables, or other personal property, including money, unless such loss or damage is due to negligence of Landlord. It is recommended that Student carry his/her own renter's insurance to cover potential personal property losses. Landlord who disposes of personal property belonging to a Student with a current or future housing contract without permission of Student will reimburse Student for fair market value of item(s).

17. GUESTS

Overnight guests are discouraged but may stay with the express written consent of Landlord and all other tenants of the individual apartment/unit. Extended stays (more than two consecutive nights) are not permitted. For extended stays, Landlord may charge a reasonable guest fee. Guests must be the same sex as the other residents and must comply with the BYU-Idaho Honor Code and Apartment Living Standards.

18. DISPUTE SETTLEMENT AND MEDIATION

Landlord and Student agree to work together in good faith toward the resolution of any dispute arising out of or related to this Contract. In the event Landlord and Student are unable to resolve a dispute, Landlord and Student both agree to participate in at least one formal mediation session provided at no cost by BYU-Idaho, through a University-designated mediator, before pursuing any other remedies. Notwithstanding the forgoing, claims for non-payment of rent are not subject to mediation unless rent was not paid because Student disputes the validity of the Contract.

19. SAVINGS CLAUSE

If any provision of this Agreement, or the application of such provision to any person or circumstance, shall be held invalid, the remainder of this Agreement, or the application of such provision to persons or circumstances other than those as to which it is held invalid, shall not be affected thereby.

I acknowledge that I have read and agree with all terms of this Contract including the University-approved addendum (if applicable) attached hereto and incorporated herein by reference.

| | | | |
|-----------------------|----------------|--------------------|----------------|
| Student Signature | Date | Landlord Signature | Date |
| <i>Shengjian Zhou</i> | 01 / 31 / 2025 | <i>Adalee Bos</i> | 01 / 31 / 2025 |

First Serve Property Management Addendum

BICYCLES, SCOOTERS, SKATEBOARDS: Students may not store bicycles, e-bikes, scooters, skateboards, one-wheels, or anything else with wheels in the apartment/building at any time. Bike racks are provided at each property and students are required to store their bicycles in these bike racks. Bikes cannot be stored in walkways, on fences, poles, handrails, etc. Students are encouraged to use a bike lock to secure their bike. Bicycles, scooters, skateboards, etc. should not be ridden inside the property. Students are responsible to remove bikes from the property when checking out. Electric bikes will still be required to be stored at their respective property's bike racks. Charges for e-bikes will not be provided. Residents cannot park their bike next to their apartment or an exterior outlet to charge their bike. Please consider these requirements when planning to bring your e-bike to BYU-Idaho.

CHECK-IN AND CHECKOUT PROCEDURES: Check-in and checkout procedures will be provided by the manager. Apartments will not be ready before the first day of the contract. Students will pay rent of \$20/day for any days outside of the contract when pre-approved by management. Students must leave the apartment white-glove clean and are encouraged to leave the premises immediately after having officially checked out to avoid additional cleaning or damage costs. In the event the student checks out earlier than the prescribed checkout dates from management, student is still responsible for a white glove cleaning assignment. To avoid burdening roommates with additional cleaning, students must attempt to complete their white glove assignment. If no attempt is made students will be charged \$50 or incur cleaning charges, whichever is greater.

MULTIPLE CONTRACTS AND SEMESTER BREAKS: The First Serve Property Group only offers semester-long contracts. Students are encouraged to purchase multiple contracts at a discounted rate. However, these contracts do not include occupancy during breaks between each semester. Students must sign an additional contract to stay at the property between semesters. For example, occupancy during spring break, summer break, and Christmas break each require independent contracts.

DAMAGES: Students are liable for any damages to the property. When more than one person is involved, each person will share in the expense. When students know who is responsible for any damage in public areas, they should provide such information to the manager. Individuals will be charged the actual cost including labor charges.

Students will be charged for damage done by animals in their care beyond normal wear and tear. These charges can be substantial and may exceed your security deposit.

Do not put any holes in the walls, including pin holes. Please do not use any type of tape or command hooks on the walls or doors. Please do not use over-the-door hooks or hangers as they damage doors and door jams. You will be charged \$5 for each piece of tape or each command hook found on your walls or doors. You may use sticky putty on doors or walls.

FIRE/SAFETY: All open flames and burning embers, such as candles and incense are prohibited. It is illegal to tamper with fire extinguishers. Tampering, disabling, or destroying any smoke detector/alarm or carbon monoxide detector is prohibited.

HOUSEKEEPING: Students are required to maintain order and cleanliness in their living accommodations at all times. Apartment clean checks are performed weekly. Students will supply their own cleaning products to clean their apartment. Cleaning supplies must be appropriate for the task, such as using toilet bowl cleaner to clean toilets or sanitizers and scrubbing pads to clean sinks. Students will be charged \$1 a minute (\$15 minimum charge) if cleaning has to be performed by the manager or manager representative during either the semester or following the checkout.

KEYS: Keys to apartments and mailboxes will be issued by the manager during the check-in process. Students are advised to keep their apartments locked at all times when not occupied. No keys are to be duplicated. The cost to replace a mail key is \$25, the cost to replace an apartment key is \$25, and the cost to rekey the apartment, if management deems it necessary, is \$85 dollars.

LINEN: Students need to bring their own sheets, pillows, pillowcases, blankets, shower curtain, towels, and mattress cover (mattress covers and shower curtains are mandatory and can be purchased at a local store or from management).

MAINTENANCE: Students are responsible to notify the manager in writing as soon as possible if they notice anything in an apartment that requires repair work or maintenance. See "Student Obligations" section 8.1 of the BYU-Idaho Student Landlord Housing Contract.

PARKING: Students bringing cars must fill out a parking contract and purchase a parking permit from the manager. Parking permits are handed out at check-in. There are a limited number of spaces available and parking permits are sold and distributed on a first-come, first-served basis. Boats, motor homes, oversized trucks, trailers, trailer shells, or any other type of recreational vehicles are not allowed to park on the Property and will be towed from the Property and stored at the owner's expense. Tires, wheels, fuel or oil receptacles, or any other related items will also be removed from the Property without warning. Rexburg City ordinance does not

allow overnight parking on city streets from December 15 through March 1. Your car must be operable at all times and must be moved to a new parking stall at least one time every two weeks. For maintenance and other purposes, your vehicle must be able to be moved from any parking space within 12 hours of notice. Those vehicles failing to meet this 12-hour requirement are subject to towing and storage at the owner's expense.

STUDENT LIVING AND OTHER MEETINGS: Student Living Meetings are held at the beginning of each semester to teach and share principles consistent to successful apartment living. Students are expected to attend and contribute to the building of a positive culture within the complex. Additional meetings may also be held at other times during the year as directed by the manager. All students will be held accountable for any information discussed or distributed in the meetings, whether or not they attend.

PROPERTY APPEARANCE: Student agrees to not display, hang, allow, or tape any property on the exterior of the apartment, including but not limited to, "Heart Attacks", holiday lights, signs, pictures, lettering, message boards, decorations, sheets, colored lights, satellite dishes, or flags without written permission from Landlord. Any items placed on your front door will be removed and discarded. Please help us maintain a beautiful and clean property. Student agrees to keep the walkway, stairwell, balcony, and area in front of the apartment door free from all personal property, including but not limited to, chairs, tires, boxes, garbage bags, plants, bikes, and wet/drying items.

VEHICLE MAINTENANCE: No vehicle repairs or vehicle maintenance projects are allowed on the property.

HAMMOCKS: For liability reasons, no hammocks may be used on the property.

PESTS: A Student who brings any type of pests e.g. fleas, mites, bed bugs, etc. into their apartment will be responsible for the cost of eradication. These charges can be substantial and may exceed your security deposit. All Students agree to cooperate with the eradication process if pests are found.

EMAIL: All students are responsible to read the weekly emails from the manager as all residents will be held responsible for the information, requests, timelines, etc. contained therein. Residents agree to notify the manager if they are not receiving the weekly emails.

PERSONAL FURNITURE AND APPLIANCES: Students are not allowed to bring personal furniture or appliances into the apartment or house including, but not limited to, mini fridges.

RENT PAYMENT - BOUNCED CHECKS: Student will be charged an NSF fee of \$25 if their rent payment (check or online payment) is returned due to a lack of funds in their bank account.

RENT PAYMENT - CHECKS: All checks must be written out to "Best Nest Housing." Checks that are written to individual property names will not be accepted.

UTILITY USAGE: Students must use utilities in a reasonable manner because the Landlord is paying all the utility bills. Therefore, no high-powered computers are allowed that run software programs on a 24/7 basis e.g. computers mining crypto currency.

CONTRACT CANCELLATION/TRANSFER FORM: In order to cancel or transfer a contract, we require that you submit a completed First Serve Property Management Contract Cancellation/Transfer Form to your office manager and pay the cancellation/transfer fee. This form can be found in the office or your manager can send you this form through email. You have the responsibility to acquire this form; a verbal request to cancel your contract will not be accepted.

SELF-ADDRESSED, STAMPED ENVELOPE: Please provide a self-addressed, stamped envelope to the office manager upon checking out for your security deposit.

EXPEDITED OR ELECTRONIC SECURITY DEPOSIT: Due to international travel, the student may ask management to send the security deposit electronically or to create the check quicker than normal. In these instances, a \$20 charge will be added to the student account.

FAIR HOUSING COMPLIANT POLICIES: We are compliant with all fair housing guidelines. Our fair housing policies are available upon request from your office manager.

WINDOW AC UNITS: Due to the damages done to our property by installing and de-installing air conditioning units in your apartment window, you may not install a personal air conditioning unit in an apartment window. Air conditioning units that fit well

in our property may be rented for \$72 per unit (cost is shared by residents in the apartment) on a semester basis and will be installed by a member of our maintenance team.

WINDOW SCREENS: Do not remove your screens. If a screen is damaged or missing all Students in the apartment will be charged a pro-rated share of \$24 to repair or replace the damaged or missing screen. Screens are required by BYU-Idaho. They are not optional.

OVERNIGHT GUESTS: The overnight guest fee is \$30 per night – see section 17 of your Housing Contract.

BATHROOM FACILITIES: Landlord provides shower rods. The Students living in each apartment are equally responsible for the purchase and use of shower curtains and bathmats. Bathmats are to be placed just outside the tub and/or shower. Any damage that results from the lack of, or improper use of, shower curtains or bathmats will be repaired at the expense of all the Students in the apartment. The damage charges will be evenly divided amongst the Students.

APARTMENT DECORATING: Strings of lights or cables of any kind are not permitted to be attached to any wall or ceiling on the Property. Do not put anything on your windows including, but not limited to, posters, signs, sticky-notes, drawings, and flags. Repair and/or removal costs of unauthorized cables, decorations, lights, signs, etc. will be billed to the responsible Student. The Student will be charged \$1 a minute (\$15 minimum charge) for repair and/or removal costs.

AGE LIMITS FOR STUDENT HOUSING: We will not accept new contracts from applicants who are over the age of 30. We will refund the security deposit and processing fee to you by check within 21 calendar days.

Revised August 8, 2024

..... Shengjian Zhou - 01 / 31 / 2025

| | |
|-------------------------|--|
| Title | Contract |
| File name | 5e678876a3-...rt-tmp.html and 2 others |
| Document ID | 63e38053bda9952306465961b74cb6975c0d1405 |
| Audit trail date format | MM / DD / YYYY |
| Status | ● Signed |

This document was signed on rexburgstudenthousing.com

Document History



01 / 22 / 2025
23:03:10 UTC

Sent for signature to Shengjian Zhou (sjzhou@byui.edu) and Greenbrier Management (greenbrier@bestnesthousing.com) from david@myroomchoice.com
IP: 34.209.5.216



01 / 22 / 2025
23:03:23 UTC

Viewed by Shengjian Zhou (sjzhou@byui.edu)
IP: 157.201.96.100



01 / 31 / 2025
18:38:19 UTC

Signed by Shengjian Zhou (sjzhou@byui.edu)
IP: 205.185.107.41



01 / 31 / 2025
19:04:23 UTC

Viewed by Greenbrier Management (greenbrier@bestnesthousing.com)
IP: 205.185.96.186

| | |
|-------------------------|--|
| Title | Contract |
| File name | 5e678876a3-...rt-tmp.html and 2 others |
| Document ID | 63e38053bda9952306465961b74cb6975c0d1405 |
| Audit trail date format | MM / DD / YYYY |
| Status | ● Signed |

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