

Brigham Young University-Idaho Student Landlord Housing Contract

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| Property: The Gates - | Website: thegatesatrexburg.com |
| Address: 370 W 7th S Rexburg, ID 83440 | |
| Telephone Number: (208) 356-6686 | Fax Number: |
| Alternate Phone: | E-mail: |

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| Students Name: Emma Mavy | | |
| BYU-I E-mail: emma.mavy3@gmail.com | | |
| Home Address: 6166 N Jericho Rd | | |
| City:Meridian | State: ID | Zip 83646 |
| Cell Phone: (208) 867-3205 | | |
| Occupancy Dates | Occupancy Start: 09/13/2024 | Occupancy End: 04/12/2025 |
| Floorplan: 3x3 Female - Premium | | |

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.

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 and that 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 onsite 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.

3. Parking Acknowledgement

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.

4. Housing Costs

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| Application Fee (non-refundable) | \$150.00 |
| Security Deposit (refundable) | \$150.00 |
| Total Rent for Lease | \$3118.00 |
| Liability Insurance (optional- see addendum) | \$96.00 |
| Parking (if available) | \$200.00 |
| Total | \$3,714.00 |

Payment Schedule

| Date | 09/01/2024 | 01/01/2025 |
|---------------------|------------|------------|
| Rent | \$1559.00 | \$1559.00 |
| Liability Insurance | \$48.00 | \$48.00 |
| Parking | \$100.00 | \$100.00 |

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 \$50.00 if monies due are not paid within 5 days of the due date. Late payments shall be subject to interest at 18%% per annum on any past

Emma R Mavy *Anastasia Anderson*