Institute Housing as approved by the Institute, a cancellation fee will apply under the schedule in the additional fees section above.

The Institute shall provide Licensee not less than three (3) days notice in the event of an occurrence described in subsections (1), (2) or (3) and not less than 4) Administrative necessity of the Institute or where the conditions set forth in the Force Majeure provision make such a termination necessary.

3) Licensee's breach of any term or condition of this License Contract, including failure to pay License Fees; or

The date which check-out procedures are completed.

with no cancellation fee.

Institute Housing as approved by the Institute, a cancellation fee will apply under the schedule in the additional fees section above.

Failure to complete the check-out procedures will result in a fine of $100.00.

Catalina Apartment - One Bedroom: $1,370.00/month ($45.67/day) plus utilities and $20.00/month Internet charge

Catalina Apartment - Two Bedroom: $810.00/month ($27.00/day) plus utilities and $20.00/month Internet charge

250-252 S Catalina Ave Off-campus Furnished Single Studio: $1,035.00/month ($34.50/day) plus utilities

180 – 188 S Catalina Ave, Off-campus Unfurnished One Bedroom Apartment: $1,135.00/month ($37.87/day) plus utilities

122 S. Wilson Ave, Off-campus Unfurnished Two Bedroom Apartment: $1,525.00/month ($50.83/day) plus utilities

To the License fee described above there will be added these fees:

- Reduction of drifting tobacco smoke in multi-unit housing - $35.00/month ($3.50/day) plus utilities
- Only water and trash are included in the License Fee. Each Licensee is charged monthly for their share of gas and electricity. Licensee will be charged $20.00 per month for any part thereof for internet access to their room. Telephone and cable television costs are not included, but may be set up and paid to local providers by Licensee directly.

In the event of misconduct as set forth below in the Conduct section of this License Contract; 2) Failure of the Licensee to maintain status as a student; and 3) Infringement of the Institute Housing conditions set forth in the Force Majeure provision make such a termination necessary.

The Institute shall provide Licensee with no cancellation fee.

Failure to complete check-out or room move procedures: $100.00 Failure to vacate Premises by or after expiration or revocation date: $300.00/day (noon each day)

Surcharge for staying past 5th day of effective date for academic ineligibility, withdrawal or sabbatical: $300.00/day (noon each day)

The Institute reserves the right to inform the Residential Life Staff of License Contract expiration or revocation to facilitate proper check-out.

In the event of misconduct as set forth below in the Conduct section of this License Contract; 2) Failure of the Licensee to maintain status as a student; and 3) Infringement of the Institute Housing conditions set forth in the Force Majeure provision make such a termination necessary.

To the License fee described above there will be added these fees:

The Institute may enter Premises at reasonable times and on reasonable notice prior to such entry for purposes of inspection, maintenance, repair, alteration or removal of portions of the Premises (e.g. smoke detectors), upon receipt of maintenance request from Licensee, if an emergency occurs as determined by Institute, abandonment by Licensee, or after expiration or revocation of this License Contract. There will be a surcharge of $20.00 for each visit or inspection by Institute personnel.

This License Contract expires at the end of the Term (see Section 3.2), or earlier upon cancellation, revocation or non-renewal of this License Contract or on the date of a Limited Term Lease termination. In the event of such termination, Licensee must vacate the Premises no later than 30 days after the effective date of the termination.
be no rebate of License fee, nor is the Institute liable for loss of occupation or quiet enjoyment of the Premises. USE: The Premises and parking spaces (if any), may be used only by the Licensee. Subletting is strictly prohibited. Allowed the use of the Premises by persons who do not have a contract for such Premises (and parking spaces, if any) may be subject to action by the Institute and will constitute a violation of this License Contract.

**CARE OF PREMISES by LICENSEE**: Licensee is responsible for the reasonable care and cleanliness of the Premises and to make payment for any damage or loss promptly upon demand by the Institute. The common areas of the Premises are subject to the Institute’s control. If there are losses or damages in common areas where Premises are located and the responsible Licensees do not come forward to claim responsibility, the share of the cost will be assessed to all Licensees of that housing assignment or building as applicable. Licensee shall not bring or maintain any waterbed on the Premises. Licensee shall use its reasonable efforts to advise Licensee if it is unable to timely perform any of its duties and obligations. The Institute may terminate this License Contract if a dispute arises during or after the term of this License Contract between the Institute and the Licensee, they shall agree to hold negotiations amongst themselves. This License Contract is to be governed under the laws of the State of California.

**PREMISES TO AVOID THE $100.00 IMPROPER CHECK-OUT FEE**: The debris are removed from the Premises. Licensee will be assessed for the cost of improper use/maintenance of the Premises.

**VEHICLES**: Licensee agrees to register any and all vehicles (where applicable) including but not limited to automobiles, motorcycles, scooters, bicycles, etc., with the Institute within one week of taking occupancy or obtaining said vehicles. Licensee agrees to not abandon any vehicles or in on the Premises. The Institute reserves the right to tow and impound any abandoned vehicles at the cost to Licensee and have no liability of impounded vehicles. NON-SPORTING ANIMALS: Licensee agrees to not possess or allow possession of any animal, including but not limited to pets, on the Premises for some days after the term of the License Contract. In such event, the term of this License Contract shall be extended until the commencement of the term of the new License Contract.

**CHECK-IN PROCEDURES**: Licensee must check-in with Housing Office Staff. The Housing Office will notify all Licensees of proper check-in procedures via email before the start of this License Contract.

**CARE OF PREMISES by LICENSEE**: Licensee will be required to vacate the Premises prior to the start date of this License Contract. The following must be completed for proper check-out or Licensee will continue to be charged for License Fees and any other fees as outlined on this License Contract. 1.) The Intent to Vacate Form is completed and submitted on-line to the Housing Office fifteen (15) days prior to vacating the Premises. 2.) Licensee has vacated the Premises and all of Licensee’s personal possessions, trash and all other debris are removed from the Premises. 3.) The Check-Out Room Move Form/envelope is completed and submitted in person to the Housing Office upon vacating the Premises to avoid the $100.00 Improper check-out fee. 4.) All housing assignment keys and gate remote (if applicable) are delivered to the Housing Office. The Institute is not responsible for items left in Premises and will not store, box up or ship items left in Premises after Licensee’s check-out or License Contract expiration or renewal. Licensee will be allocated a parking space (where applicable) and shall park only in the designated parking space. Charging of electric vehicles is prohibited.

**REFUNDS**: When applicable, Licensee’s License Fees will be prorated based on Licensee’s check-out date. UTILITIES: Returns to Schedule (see reverse) for utilities regarding specific assignments. If Licensee is billed back by the Housing Office for utilities, Licensee’s share of the cost of a utility is the utility charge divided by the number of Licensees assigned to the apartment calculated daily for the days to which the utility charge relates. For the foregoing, Licensee will pay directly to the telephone company, cable television or internet company all costs of installing, maintaining and using these utilities.

**FORCE MAJEURE**: The Institute and Licensee acknowledge and agree that performance of the terms of this License Contract by the Institute may be delayed or prevented due to causes beyond the control and the fault or negligence of the Institute. Such causes may include, but shall not be limited to, the failure of any third person to deliver goods or services to the Institute, fires, earthquakes, floods, strikes, unavailability of energy, communication lines or resources, delay in transportation, epidemics, national emergencies or acts of war. By signing below, I agree to the terms stated above.

**INDEMNIFICATION**: Licensee agrees to hold harmless the Institute from any claims or damages relating to the actions of Licensee or Licensee’s pet(s) on the Premises or in common area thereof and the Licensee agrees to hold the Institute harmless from any claims or damages.

**APPLICATIONS**: The Institute shall use its reasonable efforts to advise Licensee if it is unable to timely perform any of its duties and obligations. The Institute may terminate this License Contract. Licensee agrees to hold harmless the Institute from any claims or damages relating to the actions of Licensee or Licensee’s pet(s) on the Premises or in common area thereof and the Licensee agrees to hold the Institute harmless from any claims or damages.