

## **HOUSING ACCOMMODATION AGREEMENT**

**PROGRAM: Newhouse LA – Fall 2023**

**CITY: Los Angeles**

**STUDENT NAME:** \_\_\_\_\_

Under a separate agreement between Syracuse University (the “University”) and Kapi Residences, Inc. (the “Owner”), the University will enter into a lease for rooms or apartments : 10979 Bluffside Drive, Studio City, CA 91604 and related buildings (collectively “AVA Studio City”) or 401 North Pass Avenue, Burbank, CA 91505 and related buildings (collectively “AVA Burbank”) (the "Housing Location"). In exchange for the University providing housing to Student for the Program, Student hereby agrees to the terms and conditions of this Housing Accommodation Agreement (this “Agreement”).

1. The Apartment Unit.

The Owner, either itself or through its managing agent, will assign each Student a unit (the “Apartment Unit”) at the Housing Location to be shared in common with other students.

2. Term and Use of Apartment Unit.

Student will have the ability to use/occupy the Apartment Unit from August 19, 2023 (the “Commencement Date”) through December 14, 2023 (the “Expiration Date”). Student will use the Apartment Unit only for residential purposes. Student represents to the University that Student has signed a lease directly with Landlord at one of the above referenced locations and agrees to abide by its terms and conditions. Violation of the lease agreement may result in the Student being evicted from the Apartment Unit.

3. Rent, Utilities, and Damages

The University will pay the rent and the utilities for the Apartment Unit as required by the University’s agreement with the Owner. Student will pay the University the sum currently known to be \$6,440 for a shared bedroom OR the sum currently known to be \$12,780 for a private bedroom (whichever amount is stated in your lease with Kapi) by the date requested by Syracuse University’s Bursar’s Office, representing Student’s share of the rent and utilities for the Apartment Unit for the period from the Commencement Date through the Expiration Date. No refund will be given if Student vacates the Apartment Unit or is removed from the Apartment Unit before the Expiration Date. No refund will be given in the event that the Program is suspended or cancelled. Student shall also be responsible to pay for any charges incurred for damages to the Apartment Unit, charges due to leaving the Apartment Unit in unacceptable condition, or other fees in accordance with this agreement and the Housing Location Rules. All such charges will be billable on the Student’s Bursar’s account.

4. Responsibility for the Loss or Damage to Apartment Unit.

Student will keep the Apartment Unit in a neat and clean condition and shall make no alterations or additions to the Apartment Unit. Student is responsible for any loss or damage to the Apartment Unit, including all appliances, fixtures and furniture. Student has the obligation to vacate the Apartment Unit on

the Expiration Date in the same condition as the Apartment Unit existed as of the Commencement Date, ordinary wear and tear excepted. Student understands that the Owner will charge additional fees if the Apartment Unit is not left by Student in a move-in ready condition, and Student will be obligated to pay any such fees. Student will promptly reimburse the University for any damages to the Apartment Unit, including appliances, fixtures and furniture, caused by Student or Student's guests or invitees. If the damage to the Apartment Unit cannot be directly attributed to one student occupant, all students sharing the Apartment Unit will be assessed a proportionate share of the damages.

5. Lost Keys.

Student understands that there will be a service charge for the replacement of lost keys. If the lost key cannot be directly attributed to one student occupant, all students sharing the Apartment Unit will be assessed a proportionate share of the service charge.

6. Personal Property.

The University is not responsible for Student's personal property. If Student fails to remove his or her personal property from the Apartment Unit prior to the Expiration Date, the University will consider the property abandoned and will dispose of the abandoned property without further notice to Student. Student understands that if personal property is not removed from the Apartment Unit upon vacating, Student will be charged fees associated with its removal.

7. Safety and Security.

Student understands and agrees that the University shall not be responsible or liable in any way for injury or loss suffered by Student, their person or property, except for any injury or loss proximately caused by the University's intentional or negligent act or omission. The University strongly recommends that Student obtain insurance coverage for the personal property of Student. Student will follow the safety and security guidelines outlined in the Housing Location Rules.

8. Repair and Maintenance Requests.

Student shall promptly notify the Owner of any need for repairs or maintenance to the Apartment Unit. Student will be provided with a phone number or e-mail address to be used to notify the Owner.

9. Subletting or Assigning.

Student shall not sublet or assign, in whole or in part, any of their interest in or occupation of the Apartment Unit.

10. Due Date.

Student and each co-signer must sign this agreement before Thursday, July 6 at 3:00PM PT and return it to Lauren Palius, Newhouse LA Assistant Director at lppalius@syr.edu. If, for any reason, the Student cancels this Agreement after Thursday, July 6 at 3:00PM PT, Student will be charged the full

amount of costs and fees herein, and no refund will be given.

11. Co-Signer.

Each co-signer to this Agreement is a parent or legal guardian of Student. Each co-signer shall be jointly and severally liable for the obligations of Student under this Agreement. This Agreement shall not be effective unless and until this Agreement is signed by each parent or legal guardian of the Student.

12. Other Policies, Terms and Conditions.

Student's acceptance of the terms and conditions set forth in this Agreement does not relieve Student of any obligation to abide by the policies of the University applicable to Student. Further, terms and conditions applicable to students occupying housing at Syracuse University as promulgated by the Office of Student Living at Syracuse University ("University Housing Terms") shall continue to apply to Student's use and occupation of the Apartment Unit. In the event that any terms and conditions in the University Housing Terms conflict with the terms set forth in this Agreement, this Agreement shall be deemed to control.

*[Signature Page Follows]*

Student hereby acknowledges the terms set forth herein as a condition to occupation of the Apartment Unit and indicates their assent by the signature below.

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

SUID: \_\_\_\_\_

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

Signature: \_\_\_\_\_

Co-Signer (Parent  
or Guardian)

Name: \_\_\_\_\_

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

Signature: \_\_\_\_\_

Co-Signer (Parent  
or Guardian)

Name: \_\_\_\_\_

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