

HOUSING ACCOMMODATION AGREEMENT  
SUMMER 2023

**Kapi Residences**

This sets forth an Agreement, made as of \_\_\_\_\_, 2023 between SYRACUSE UNIVERSITY, Skytop Office Building, Syracuse, New York 13244-5300 (the "University") and \_\_\_\_\_ (the "Student").

In consideration of mutual covenants, the University and Student agree as follows:

1. Apartment.  
The University is planning to reserve apartments at the following locations: **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”)** (collectively and/or individually the “Apartment Unit”) from Kapi Residences, Inc. (the "Landlord"). The Managing Agent (Kapi Residences, Inc.) will assign the Apartment Units.
2. Use of Apartment Unit.  
**The student will use the Apartment Unit from May 20, 2023 (the “Commencement Date”) through August 13, 2023 (the “Expiration Date”).** Student acknowledges that they will be sharing the Apartment Unit in common with other students. 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, Damages, and Security Deposit  
The University will pay the Base Rent for the Apartment Unit as required by the Reservation Agreement the University has with Landlord. **Student will pay the University the sum currently known to be \$4,880 for a *shared bedroom* OR the sum currently known to be \$9,500 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 Base Rent for the Apartment Unit for the period from the Commencement Date through the Expiration Date. Student and or Student’s Guardian shall be directly responsible to the Landlord for any additional security deposits, fees, charges, or costs above the Base Rent. No refund, in full or prorated, will be given if the Student vacates 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 damages for which the Student is responsible to the Apartment Unit, its appliances, fixtures and furniture, which will be billable on the Student’s Bursar’s account. Student understands this statement by signing the agreement.

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. Student has an obligation pursuant to the lease with the Landlord to vacate the Apartment Unit on the Expiration Date in the condition which the Apartment Unit existed as of the Commencement Date. Student understands and agrees to being responsible for removing all personal possessions and cleaning the Apartment Unit to the degree that it is move-in ready upon vacating. Student understands that the Landlord will charge a cleaning fee if the Apartment Unit is not left by Student in a move-in ready condition and Student will be obligated to pay the cleaning fee. Student will promptly reimburse the Landlord for any damages to the Apartment Unit, including appliances, fixtures and furniture, caused by Student or Student's guest or invitee. 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 by Landlord.
5. Lost Keys.  
Student understands that there will be a service charge for the replacement of lost keys.
6. Personal Property.  
The University is not responsible for the Student's personal property. If Student fails to remove his or her personal property from the Apartment Unit prior to the Expiration Date, the Landlord will consider the property abandoned and will dispose of the abandoned property without further notice to the Student. Student understands that if personal property is not removed from the Apartment Unit upon vacating, the Student will be charged a cleaning fee.
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, 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 and follow the safety and security guidelines outlined in the lease.
8. Repair and Maintenance Requests  
The Student shall promptly notify the Landlord's Management Office 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 Landlord's Management Office.
9. Due Date.  
The student and each co-signer must sign this Housing Accommodation Agreement **before 11:00 AM Pacific Time on Wednesday, March 22, 2023**. If, for any reason, the Student cancels this Agreement after, **Wednesday, March 22, 2023**, the Student will be charged the full rent and no refund will be given, unless another student is found to use and occupy the Apartment Unit assigned by this Agreement.

10. Co- Signer.

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

*(Signature Page Follows)*

This Housing Accommodation Agreement has been signed by the University and the Student as of the day and year first above written.

SYRACUSE UNIVERSITY

By: \_\_\_\_\_

Name: Jean Gallipea

Title: Comptroller

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

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

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

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

Co-Signer 1 (Parent or Guardian) Name: \_\_\_\_\_

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

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

Co-Signer 2 (Parent or Guardian) Name: \_\_\_\_\_

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

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