University of Illinois Urbana Champaign
University Housing
RESIDENCE HALL STAFF APARTMENT LEASE TERMS AND CONDITIONS

This lease is between the Board of Trustees of the University of Illinois ("University") and Leaseholder.

By signing this agreement, Leaseholder agrees to abide by all terms and conditions specified in this agreement, as well as all applicable University and Housing policies. Any modification to this Lease must be in writing and properly signed by both parties.

1.0 ELIGIBILITY
As a condition of employment, all Residence Hall Directors and Complex Coordinators must live on-site in order to fulfill their responsibilities related to security and other property management issues. The University provides a furnished apartment to individuals holding these positions. The Leaseholder must be employed as Residence Hall Director or Complex Coordinator by University Housing in order to occupy the residence hall apartment.

2.0 APARTMENT OCCUPANTS
The apartment shall be used for residential purposes only and shall only be occupied by Leaseholder and Leaseholder immediate family members (spouse, partner, and dependents).

3.0 ACCESS TO APARTMENT
University or its authorized representative shall have the right at all reasonable times to enter the apartment to ensure Leaseholder's compliance with all provisions of the lease, to conduct health and safety inspections, and to perform ordinary maintenance, including but not limited to pest control treatment. University shall provide Leaseholder at least 24 hours' notice in such situations, except when imminent danger to life, safety, health, or property is reasonably feared, for maintenance services requested by Leaseholder, or for fire safety inspections.

4.0 UTILITIES
University shall arrange to have the utilities turned on prior to the Leaseholder's arrival. Leaseholder has no obligation to pay for basic utilities including water, gas, electricity, and sewer.

5.0 LIMITATION OF LIABILITY
5.1 Leaseholder shall not make any claims against University for loss of use or damage to personal property or the apartment or its contents as a result of fire, flood, or any other causes outside of University's control.

5.2 University shall not be liable for any personal injury or property damage sustained by Leaseholder, members of Leaseholder's family, invitees, or assigns while in the apartment, except to the extent caused by the negligence of University. Leaseholder shall indemnify and hold University harmless from any and all liability for any such injury to person or property not caused by University's negligence. In order for Leaseholder to be protected from losses not caused by University's negligence, University strongly encourages Leaseholder to obtain renter's insurance through a private insurance carrier licensed by the State of Illinois.

6.0 CONDITIONS OF PREMISES
6.1 Smoking, tobacco usage, and Marijuana usage (including medical marijuana usage) is prohibited on all University of Illinois property, indoors and outdoors. Therefore, Leaseholder, occupants, and the guests of leaseholders and occupants. shall not smoke, vape, or otherwise use tobacco or marijuana products in University residence hall apartments.

6.2 Leaseholder and all apartment occupants shall not make or cause any alterations in or on the premises.

6.3 Leaseholder shall leave the premises in the same condition as existed upon the commencement of the lease agreement, normal wear and tear excepted. No security deposit is collected. Leaseholder will be charged for damage that extends beyond normal wear and tear.

7.0 RESPONSIBILITIES AT CONCLUSION OF LEASE
7.1 Leaseholder agrees to yield and peaceably deliver possession of the apartment to University upon termination of the lease. Upon giving written notice of termination to Leaseholder, University shall have the right, as permitted by applicable law, to re-enter and take possession of the apartment. Termination of the lease and re-entry of the apartment by University shall in no way alter or diminish any obligation of Leaseholder hereunder.

7.2 The Leaseholder must fully vacate and surrender their assigned apartment within fourteen days of the end date of their employment with the University as a Residence Hall Director or Complex Coordinator.

7.3 Personal property left in the apartment shall be deemed abandoned from the last day of the lease or cancellation date. University shall remove and dispose of abandoned property, and Leaseholder will be notified via email of its removal and the charges associated with its removal. University is relieved of all liabilities for the abandoned property.

8.0 GENERAL PROVISIONS

8.1 These Lease Terms and Conditions, as well as all applicable University and University Housing policies set forth the entire agreement and understandings of the parties regarding the subject matter. All other policies, procedures and documents discussed within this section are incorporated herein by reference.

8.2. Leaseholder shall not conduct, or allow family members or guests to conduct, any activity that interferes with the comfort, safety, health, welfare, or convenience of other residents.

8.3 Leaseholder, occupants, and the guests of Leaseholder and occupants shall not use or permit the use of the apartment for illegal purposes.

8.4 Leaseholder shall keep the apartment in neat, clean, sanitary, and orderly condition at all times. Leaseholder shall not permit rubbish, garbage, excessive personal belongings, etc., to accumulate at any time; nor commit, suffer, or permit any waste in the apartment or any acts to be done in violation of any law or ordinance.

8.5 Leaseholder shall not destroy, deface, or damage any part of the apartment, common areas or community grounds. Leaseholder is responsible for any damages they, or their family members or guests, cause to University apartments, common areas or public spaces.

8.6 Leaseholder shall not reconstruct or modify plumbing, heating, or electrical systems. Leaseholder may not tamper with or disconnect smoke or carbon-monoxide detectors.

8.7 Leaseholder shall not make or cause any alterations to be made in the apartment. Leaseholder shall not paint or install wallpaper in the apartment.

9.0 SUSPENSION OR TERMINATION OF LEASE FOR CAUSE

9.1 The University reserves the right to temporarily remove Leaseholder, occupants, and guests, licensees, and invitees of Leaseholder and occupants from the premises pending an investigation into allegations that the individual in question represents an imminent or significant threat to the health or safety of the University, any University student, any University employee, or any other University constituent. If, upon conclusion of the investigation, it is determined that the individual does not pose an imminent or significant threat, the individual will be permitted to retake possession of the premises. The Leaseholder shall hold the University harmless for any financial obligations incurred by Leaseholder during the pendency of the investigation.

9.2 The University reserves the right to terminate Leaseholder's lease if, in the sole judgement of the University, Leaseholder represents a threat to the health or safety of University students, employees or other University constituents. If University determines that Leaseholder provides an imminent threat to the health or safety of any of the individuals listed in the previous sentence, University may require that the Leaseholder and any individuals living with the Leaseholder vacate the premises immediately.

Approved as to Legal Form 11/10/2022 AJH.
Changes to this Lease must be reviewed by Purchasing and Contract Management Office and Legal Counsel.