



SHORT-STAY LEASE TERMS AND CONDITIONS

These terms and conditions apply to the Lease Agreement made by and between the Board of Trustees of the University of Illinois, hereinafter referred to as "UNIVERSITY", and the LEASEHOLDER specified therein.

In addition to the terms and conditions specified herein, the LEASEHOLDER is bound to comply with the applicable University and Housing policies, the Family & Graduate Housing Apartment Resident Handbook and the *Code of Policies and Regulations Applying to All Student Conduct*, as amended.

ELIGIBILITY for a Short Stay apartment lease is limited to students, faculty, staff, Visiting Scholars, and guests of the UNIVERSITY. Individuals from University of Illinois Allied Agencies are also eligible. The LEASEHOLDER must provide proof of affiliation prior to occupying the apartment. Two eligible occupants who are both affiliated with the University may share an apartment or an eligible individual leaseholder may share the apartment with up to four immediate family members.

OCCUPANTS *shall not smoke in University apartments*. Smoking is prohibited on all University of Illinois property, both indoors and outdoors. The use of candles and incense are also prohibited.

LEASEHOLDER shall leave the premises in the same condition as existed upon the commencement of the Lease Agreement.

LEASEHOLDER agrees to remove all personal property and trash from apartment by noon on the last day of the lease. 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. LEASEHOLDER'S continued occupancy of the apartment after the termination of the lease shall not be construed as a tenancy at the will of the UNIVERSITY. In such an event, rental for the apartment shall be double the regular daily rent amount for the extra days occupied. In the event that legal action is required by UNIVERSITY to enforce this lease, including an action for possession of the premises, UNIVERSITY shall be entitled to and awarded its reasonable attorneys' fees and costs incurred in connection with the action.

OCCUPANTS shall not make or cause any alterations in or on the premises.

OCCUPANTS shall not keep or harbor dogs, cats, reptiles, or any other animals on the premises.

LEASEHOLDER shall not claim damages from UNIVERSITY for any damages resulting to the premises or any personal property in the event the premises or property are damaged or destroyed by fire, flood, or any other causes not under UNIVERSITY control. UNIVERSITY shall not be liable for any injury or property damage which is sustained by LEASEHOLDER, members of LEASEHOLDER'S family, invitee, or assigns while on the premises (except injury or damage caused by the negligence of the UNIVERSITY). LEASEHOLDER shall indemnify and hold UNIVERSITY harmless from any and all liability for any such injury to the person or property.

LEASEHOLDER will provide payment or University of Illinois academic department voucher to reserve an apartment at Family & Graduate Housing. An apartment reservation cannot be made without the receipt of payment. Please note an increase in the number of days of a reservation will result in an increased rental fee. All requested for changes to reservations must be in writing *prior* to the submission of a signed lease offer, and *prior* to arrival.

CANCELLING a Short Stay lease requires written notification. The LEASEHOLDER may cancel their reservation at least 30 days prior to arrival without penalty with written notice via email or post to Family & Graduate Housing Office, 1841 Orchard Place, Urbana, IL 61801 USA. If LEASEHOLDER provides written notice to cancel the reservation less than 30 days *before the* lease start date, LEASEHOLDER will pay a penalty equivalent to half of the total rental amount due. If LEASEHOLDER cancels the reservation upon arrival, or after the specified arrival date, LEASEHOLDER will not be eligible for a refund.