MILE Property Lease (Supplement to the College Housing Lease)

LANDLORD:  Muhlenberg College Office of Residential Services

TENANT:

PROPERTY:

A. Term of Lease
   1. The aforementioned tenant may occupy the above property during the 2013-2014 Academic Year. The specific dates of occupancy are August 24, 2013 - December 14, 2013 and January 12, 2014 - May 10, 2014 (for underclassmen) and May 18, 2014 (for seniors).
   2. All tenants must vacate their premises within 24 hours of their last exam or by 12 noon of the last day of this lease, whichever is sooner.
   3. All MILE Property Units may not be occupied during Fall Break, Thanksgiving Break, Semester Break, Spring Break, Easter Break and other vacation periods specified by the Office of Residential Services, unless specific permission is given.

B. Rent
   1. The MILE property rent is $6,935.00 per academic year ($3,467.50 per semester) per student for a single room and $5,900.00 per academic year ($2,950.00 per semester) per student for a double room.*Rates are subject to increase.

C. Security Deposit
   1. All MILE Property tenants must submit a $200 security deposit. The deposit must be submitted before you will be given access to the unit.
   2. The $200 security deposit, less any charges for damages, will be returned after the termination of this lease.

D. Eligibility
   1. All MILE Property tenants must be a sophomore, junior or senior in class standing and must have a 2.5 cumulative grade point average.
   2. MILE Property tenants cannot be on disciplinary probation or have a significant history of judicial issues.
   3. All MILE Property tenants need read and note on their application the supplement materials on living in a MILE or off campus property and are responsible for this information.

E. Use and Occupancy
   1. MILE Property tenants may not sublet their MILE Property unit or transfer their lease.

F. Conditions of Occupancy
   1. Community Responsibility
      a. Living in a MILE Property is a privilege and all tenants will represent Muhlenberg College in the surrounding community. As representatives of the College, tenants are expected to act responsibly. This includes, but is not limited to, abiding by all College regulations, local, state and federal laws.
      b. If at any time a tenant is found in violation of any College regulation and/or local, state or federal law, they may be removed from their MILE Property assignment.
      c. Misuse of a MILE Property by any tenants in a MILE Property during a prior academic year may result in the loss of privilege to live in a MILE Property selected during the 2014-2015 MILE Property Lottery.
   2. Trash
      a. All tenants must follow the trash removal and pick-up laws that are stated by the City of Allentown.
      b. If trash is not placed properly for pick-up, it will be removed by the College at the expense of the tenants.
      c. If the Bureau of Health with the City of Allentown responds to a complaint, the tenants may face fines imposed by the city.
   3. Vacancy
      a. If a tenant vacates their MILE Property for any reason, the remaining tenants must find a replacement.
      b. If a replacement is not found, the College reserves the right to fill the vacancy.
   4. Parking
      a. The Office of Residential Services expects the tenants of each unit to determine the parking arrangements.
      b. All vehicles must be registered with the Campus Safety Office.
      c. Tenants may not park on lawns or sidewalks and must obey all city and College parking regulations.
   5. Smoking
      a. Smoking is prohibited in all MILE Property units.
   6. Candles and Incense
      a. MILE residents are not permitted to burn candles and/or incense in any MILE property. Any banned items from the MILE and Housing Leases will be removed by College staff.
F. Conditions of Occupancy (continued)

7. **Furniture and Appliances**
   a. College owned furniture may not be removed from its MILE Property unit.
   b. All appliances are property of the College and must be repaired by representatives of the College.
   c. Each unit is provided with one desk, desk chair, bed and dresser per tenant, one dining room table, one set of dining room chairs (equal to the number of tenants) and one living room set. In addition each unit has a full sized refrigerator and a stove.

8. **Communication Services**
   a. The College is sole provider of communication services, including but not limited to voice, data, basic cable tv, and internet services, for all College Housing. Residents may not independently contract for those services provided by the College.
   b. Cable television is provided free of charge in the living room of each unit. If a tenant wishes to have cable television service in their bedroom, they can do so at their expense.

9. **Basement/Attic Access**
   a. MILE Property tenants are not permitted to access the basement of their unit, unless the basement has a laundry room or common area. Tenants who violate this policy may be removed from their unit.
   b. MILE Property tenants are not permitted to access the attic of their unit. Tenants who violate this policy may be removed from their unit.

10. **Maintenance**
   a. MILE Property tenants are responsible for the replacement of such items as light bulbs and toilet paper in their property.
   b. MILE Property tenants are responsible for removing snow from the sidewalk of their property within 24 hours of the end of a storm as in accordance to City of Allentown’s regulations.
   c. MILE Property tenants should report any work orders to the Office of Residential Services

11. **Laundry Rooms**
   a. Laundry rooms are located at the following locations: 414 Albright St., 2442 Tilghman St., 2245 Gordon St., 319/321 N. 22nd St., 2241/2243 Liberty St, 415/419 Leh Street, Village Laundry, 2201 Laundry.
   b. MILE Property tenants will be provided with a key to one laundry facility after opening by having one tenant sign for it in the Office of Residential Services. This key must be returned at the end of the academic year.

12. **Cleaning**
   a. MILE Property tenants are required to clean all rooms within their unit.
   b. MILE Property tenants are required to clean common areas (i.e. hallways and stairs) in properties with multiple units.

13. **Parties**
   a. MILE Property tenants may not have parties with or without alcohol. This includes BYOB events.
   b. MILE Property tenants must follow Muhlenberg College’s alcohol policy which includes not possessing or using items such as beer pong tables or tapping devices as well as purchasing or using keys, party balls or cases of alcoholic beverages.

14. **Inspections**
   a. The staff of the Office of Residential Services will conduct safety and maintenance inspections twice per semester. Tenants will receive advance notice of these inspections.

15. **Mail Delivery**
   a. MILE Property tenants must receive mail delivery at their campus box.

16. **Disruptive Conduct Policy**
   a. MILE Property tenants are responsible to know and understand Muhlenberg College’s Disruptive Conduct policy. It can be found at [http://www.muhlenberg.edu/mgt/deanst/studentguide.html](http://www.muhlenberg.edu/mgt/deanst/studentguide.html) Additionally, MILE property tenants are responsible to know and understand the City of Allentown’s Disruptive Conduct.

17. **Adherence to the College Housing Lease**
   a. In addition to the policies outlined above, all MILE Property tenants must adhere to the regulations of the College Housing Lease.

Please Initial:

I have read the 2013-2014 MILE Property Lease and agree to be bound by the terms and provisions thereof.
I fully understand that I am responsible for following the regulations and policies stated in the Property Lease and the College Housing Lease. I understand that Muhlenberg College can, in its sole discretion, terminate this agreement and remove me from my MILE Property unit, if it has been violated.

Signature: _______________________________ Date: __________________

Print Name: _______________________________