



MILE Property Lease (Supplement to the College Housing Regulations and Lease) 2020-2021 Academic Year

LANDLORD: **Muhlenberg College Office of Housing & Residence Life**

TENANT:

PROPERTY:

A. Term of Lease. The Tenant may occupy the Property during the 2020-2021 Academic Year. The specific dates of occupancy are August 22, 2020 – November 20, 2020 and February 6, 2021 - May 21, 2021 (for underclassmen) and May 24, 2021 (for students approved to reside over senior week). Tenant must vacate the Property within 24 hours of their last exam or by 10am of the last day of the Lease term, whichever is sooner. In addition, the Property may not be occupied during Thanksgiving Break, Semester Break, Spring Break, Easter Break and other vacation periods specified by the Office of Housing & Residence Life, unless specific permission is given by the Office of Housing & Residence Life.

B. Rent. The rent for the Property is noted on the 2020-2021 is listed on the housing lease.

C. Security Deposit. The College reserves the right to require Tenant to submit a \$200 security deposit to the Office of Housing & Residence Life before access will be given to the Property. The \$200 security deposit, less any charges for damages, will be returned after the termination of this Lease.

D. Eligibility. All MILE property tenants must be a sophomore, junior, or senior in class standing, have a 2.0 cumulative grade point average, and be in good disciplinary standing with the College. Please note that each student's conduct history will be reviewed on a case-by-case basis. All MILE property tenants need to read and note on their application the supplemental materials on living in a MILE or off-campus property and are responsible for this information.

E. Use and Occupancy. Tenant may not sublet, assign or otherwise transfer this Lease or the right to occupy the Property.

F. Conditions of Occupancy.

1. *Community Responsibility.* Living in a MILE property is a privilege and all tenants represent Muhlenberg College in the surrounding community. As a representative of the College, Tenant is expected to act responsibly. This includes, but is not limited to, abiding by all College regulations and all local, state and federal laws. If at any time Tenant is found in violation of any College regulation and/or any local, state or federal law, Tenant may be removed from the Property. In addition, any violation of any College regulation and/or any local, state or federal law or misuse of a MILE property by Tenant during a prior academic year may result in the loss of privilege to participate in future MILE or off-campus housing processes.
2. *Trash.* Tenant must follow the trash removal and pick-up laws that are stated by the City of Allentown. If trash is not placed properly for pick-up, it will be removed by the College at the

expense of all tenants at the Property. If the Bureau of Health with the City of Allentown responds to a complaint, all tenants at the Property may face fines imposed by the City.

3. *Vacancy.* If any tenant vacates the Property for any reason, the remaining tenants must find a replacement (who shall be subject to approval by the Office of Housing & Residence Life) within 3 days. Extensions may be granted during the first two weeks of class or break periods. If a replacement is not found, the College reserves the right to fill the vacancy.
4. *Parking.* The Office of Housing & Residence Life expects the tenants at the Property to determine the parking arrangements. **All vehicles must be registered with the Department of Campus Safety.** Tenant may not park on lawns or sidewalks and must obey all City of Allentown and College parking regulations.
5. *Smoking.* Smoking is prohibited in the Property.
6. *Candles and Incense.* Candles and/or incense may not be lit/burned in the Property. Any items banned under this Mile Property Lease or the College Housing Regulations and Lease will be removed by College staff, and any tenant responsible for such items may be charged through the College's Student Code of Conduct.
7. *Furniture and Appliances.*
 - a. College owned furniture and appliances may not be removed from the Property.
 - b. All appliances are property of the College and must be repaired by representatives of the College.
 - c. The Property 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 Property has a full-sized refrigerator and a stove.
8. *Communication Services.* The College is the 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. Cable television is provided free of charge in the living room and bedrooms of each unit.
9. *Basement/Attic Access.* Tenant is not permitted to access the basement or attic of the Property. The only exception for accessing the basement is if it has a laundry room or common area. Tenants who violate this policy may be removed from the Property.
10. *Maintenance.*
 - a. The tenants of the Property are responsible for the replacement of such items as light bulbs and toilet paper in their Property.
 - b. The tenants of the Property are responsible for removing snow and ice from the sidewalk of their Property within 24 hours of the end of a storm in accordance with the City of Allentown's regulations.
 - c. The tenants of the Property should report any work orders to Plant Operations by following the directions on the work order site:
<https://www.muhlenberg.edu/offices/plantops/workorderoncampus/>
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 St., Village Laundry, 2201 Laundry.
 - b. Each MILE property will be provided with a key to one laundry facility after the beginning of the semester. One tenant of the Property will sign for it in the Office of Housing & Residence Life. This key must be returned at the end of the academic year. If it is not returned, the person responsible for the key will be charged \$25 for the key replacement.
12. *Cleaning.* The tenants of the Property are required to clean all rooms within their Property, including common areas (i.e. hallways and stairs) in properties with multiple units.
13. *Parties and Alcohol.* Tenants of the Property may not have parties with or without alcohol and must follow the College's Student Alcohol Policy found in the Student Policy and Resource Guide.

14. *Inspections.* The staff of the Office of Housing & Residence Life will conduct safety and maintenance inspections of the Property twice per semester. Tenants will receive advance notice of these inspections.
15. *Mail Delivery.* Tenant must receive mail delivery at their campus box.
16. *Disruptive Conduct Policy.* Tenant is responsible to know and understand [Muhlenberg College's Disruptive Conduct Policy](#) and the [City of Allentown's Disruptive Conduct](#).
17. *Adherence to the College Housing Regulations and Lease.* **This MILE Property Lease supplements the College Housing Regulations and Lease, including the COVID-19 Addendum thereto, and Tenant is required to adhere to the provisions of each of this MILE Property Lease, the Housing Regulations and Lease and the COVID-19 Addendum. Any reference in the Housing Regulations and Lease and the COVID-19 Addendum to a residence hall or room shall apply to the Property.**

Contact: Office of Housing & Residence Life, Lower Level, Prosser Hall, 484-664-3180

Revised 10/14/2020

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Davison & McCarthy 10/12/2020 Draft