



Brigham Young University-Idaho Contract Addendum

Our mission is to provide a quality living environment to our students and an excellent investment opportunity to our owners. We accomplish this by providing fair and reasonable priced living that is safe, clean, attractive, well-maintained and comfortable. We ensure efficient administration through effective management and maintenance in meeting our obligations, operation expenses and capital improvement needs. We promote positive leadership and support opportunities for our employees through operations committed to customer satisfaction, quality of services, and overall productivity.

1. Weapons of any kind are not allowed on the premises. This includes, but is not limited to: knives, guns, blow guns, paintball guns, BB-guns, pellet guns, bows, and arrows, etc.
2. Internet usage is not intended for illegal downloading or inappropriate sites. Internet privileges will be revoked for any student caught abusing these policies.
3. Members of the opposite sex are not allowed in the hallway or bedrooms at any time, for any reason. Visitation hours by members of the opposite sex begin at noon. All must leave in time to arrive at their own apartment by curfew.
4. Quiet hours are from 10:00 p.m. until 8:30 a.m. Monday through Saturday and all day Sunday.
5. Band practice and concerts are not allowed anywhere on the property.
6. The clubhouse closes at 11:00 p.m. every night except Friday, which will close at midnight. The clubhouse may be reserved through management. You must reserve the clubhouse if you are having an activity with more than 25 people. If the lounge is mistreated (i.e. stolen property, vandalism, etc.), it will be closed by management. Student(s) responsible will be held accountable for any and all damages to the clubhouse whether created by student and/or student's guest. Please be respectful of others. Maximum clubhouse capacity is 150.
7. Please clean up after using any area in the clubhouse. Take special care of all of the facilities that the property has to offer. Treat the facilities well and they will last a long time. If equipment is abused, it will be taken out and/or the facilities may close for a time. Have fun, but be careful.
8. The clubhouse Jacuzzi is for Ridge residents only and is prohibited from use by members of the opposite sex. There are no exceptions to this rule. Management reserves the right to close the Jacuzzi at any time.
9. The laundry room is card-operated. Every student is issued a laundry card on check-in day. A replacement card costs \$20 in the event that a card is lost. If you have any questions on how the system works, please come into the office. The cubbies and/or folding table in the laundry room are not a storage area for personal belongings such as laundry detergent, softener, bleach, clothing, etc. Any personal belongings found unattended will be removed. Students may be charged \$1.25 for each wash and each dry if caught sharing laundry cards.
10. Guests must be accompanied by a Ridge resident at all times while they are on the property or using the facilities for safety and security reasons. Management reserves the right to limit guests or prohibit certain guests from the property.
11. Maximum apartment capacity is 25 people. Dance parties are not allowed.
12. The office is open Monday through Friday 11 a.m. to 7 p.m. and Saturday from 10 a.m. to 2 p.m. Hours may vary during holidays and/or between semesters.
13. Maintenance requests can be submitted in writing to the office during office hours. You may call 208-359-2221 or email jordanridge@tritoninv.com to report maintenance issues. Maintenance requests may also be submitted online at www.meet-me-at-the-ridge.com. Please notify Ridge management if there are any maintenance issues that need to be addressed in your apartment as soon as possible. Do not let anything get worse. Maintenance will fix it.
14. Parking permits are issued in the office during normal office hours. Parking permits must be displayed on the back bumper of vehicle. Ridge residents are allowed only one vehicle and one free bumper sticker. Replacement bumper stickers cost \$10. Vehicles parked in handicap spaces, loading zones, over the parking stops, on the grass, on the fence, double-parked, or in the manager's parking spot are subject to towing and/or booting at any time at vehicle owner's expense. All vehicles parked overnight without a parking permit are subject to booting and/or towing at vehicle owner's expense. No exceptions. It is your responsibility to obtain a parking permit from the office. Please remember that you are also responsible for your guests. Visitors must acquire a VISITOR PARKING PERMIT through management during normal office hours. Trailers are not permitted in the parking lot. The speed limit in the parking lot is 10 mph.
15. No open flames are allowed on student properties. This means that candles and/or incense may not be burned. You may use candle warmers. If a burning flame is found, the student responsible will be held liable for any and all costs of repairs and/or painting to remedy fire and smoke damage.
16. Apartments should stay clean and tidy at all times. Management will conduct regular clean checks every 3 weeks. If the apartment does not pass the first clean check, a recheck will be scheduled. A \$25 failed clean check fee may be assessed for those who do not clean and do not pass clean check rechecks. These are regular clean checks and are separate from end of the semester white-glove inspections.
17. Common areas include the kitchen area, living room, hallway, bathrooms, vanities, and storage closets. Students are jointly and severally responsible for the upkeep and maintenance of the common areas. Damages to these areas shall be assessed jointly and severally to all students of the premises if the responsible individual cannot be identified. Student agrees to immediately report any damages caused by others or their guests.

18. No pets are allowed on the property. Student(s) will be held responsible for any and all damages resulting from having an animal including but not limited to the cost of cleaning carpets/furniture.
19. Student is responsible for removal of all personal property once lease expires. Please see section 13 of the contract concerning removal.
20. Cinderblocks are not allowed at The Ridge. Management suggests that students utilize plastic bed risers that are available for purchase from Wal-Mart and Kmart. In the event that management has to remove any cinderblocks from the apartment, student(s) will be charged \$10 per cinderblock.
21. Empty bedrooms cannot be used for storage. An additional contract and rent is required for the use of an additional bedroom.
22. The furniture in the apartment belongs to the property. Students may NOT for any reason remove furniture from the apartments. Beds are not allowed in any common areas of your apartment. Beds owned by the property are to remain in each bedroom (one per bedroom.) If student chooses to dismantle the bed and not reassemble it when he/she moves out, the student will be charged a \$25 reassembling fee. Stadium seating is not allowed.
23. Used outside furniture is not allowed to be brought into the complex in an effort to prevent bedbugs. This includes any fabric covered furnishings such as couches, chairs, banana chairs, love sacs, etc. Wood furniture also harbors bedbugs and is not acceptable, such as dressers, bookcases, end tables, night stands, etc. We provide furnished apartments with suitable furnishings for your needs. Additional furniture not only presents a risk for bedbugs, but is also often unsightly and crowds existing space, presenting a safety hazard.
24. Mattress covers are required on all beds in approved housing. The more substantial the mattress cover, the better the protection.
25. Roommate meetings are recommended. Regular meetings to discuss issues, ideas, and cooperation agreements are helpful.
26. One mail key, key chain, and paddle is given to each apartment. A \$5 fee will be assessed and due immediately to replace a lost mail key. A \$30 fee will be assessed and due immediately to replace a lost or broken mail key, key chain, and paddle.
27. One apartment key is issued per student. There is a \$5 fee assessed and due immediately to replace a lost apartment key.
28. One clubhouse key fob is issued per student. A \$25 fee will be assessed and due immediately to replace the clubhouse key fob in the event of loss. The clubhouse key fob is for YOU, not friends, guests, or family. Misuse will lead to loss of clubhouse privileges.
29. After hour emergencies include flood, fire, death, etc. You must contact 911 first, and then management. Managers should not be disturbed in their place of residence unless there is an actual emergency.
30. Any signs, advertisements, political statements, or any other postings deemed offensive or incongruent with the rules and policies of the property may be removed by management.
31. The City of Rexburg Fire Marshall can assess a minimum fine of \$400 for items blocking stairwells, such as: barbecues, motorbikes, scooters, gas cans, shoes, wood, charcoal, bicycles, garbage, etc. All trash is to be disposed of in the community dumpsters. Students responsible for blocking stairwell access may be expected to pay the fine.
32. Any check returned for non-sufficient funds will be subject to a \$20 NSF fee. After a NSF check, payment of rent and fees will only be accepted in the form of a money order, cashier's check, or credit card. Furthermore, management may refuse to accept future payments in the form of a personal check once a NSF check has been received from student.
33. Personal bedroom door locks may be purchased by the student and put on bedroom doors once approved by management. All personal door locks must be installed by maintenance to prevent any damage to the door. If student fails to have maintenance install lock, student will be held responsible for any and all damages to door and/or door frame. Student MUST give management a copy of the lock key. When he/she moves out, he/she is responsible to arrange with management and maintenance for removal of the personal lock.
34. Jordan/Legacy Ridge MEET and GREET is required for all students at the beginning of each semester. This orientation will be scheduled for your convenience. All students will be held accountable for any information discussed or distributed in the meeting whether or not they attend.
35. Occupancy outside of the contract dates (i.e. early move-ins or an extended stay after checkout) is subject to a \$15 fee per night.
36. A \$50 non-checkout fee will be assessed if student does not properly checkout and vacate the property by the designated checkout date and time.
37. NO motor vehicles of any kind are allowed in any part of the apartment i.e. motorcycles, motor scooters etc. Any motor vehicle found in an apartment will result in student(s) responsible being charged for any and all damages to apartment.
38. Student is responsible for replacement of light bulbs in apartments. Students will be charged a minimum \$2.50 for each non-working bulb left at the end of each semester.



COMPLIANCE AGREEMENT

I, _____, have read and understand the policies contained in the Jordan & Legacy Ridge Contract Addendum and do hereby agree to abide by them. I understand that this is a legal and binding document.

Signature _____ Date _____

CONSENT TO SPEAK WITH PARENTS

I give permission to Jordan and/or Legacy Ridge's representative to speak to my parents in regards to my residency.

Student Signature _____ Date _____

Parent(s) Name _____ Phone Number _____

Parent(s) Email Address _____