The University of Texas at Arlington
TERMS AND CONDITIONS
for
HOUSE LEASE AGREEMENT

*** RETAIN THIS INFORMATION FOR YOUR RECORDS ***

The University of Texas at Arlington ("UTA") agrees to provide housing accommodations to the Lessee subject to the following Terms and Conditions. Lessee agrees to be bound by these Terms and Conditions.

OFFER OF LEASE, ELIGIBILITY AND OCCUPANTS

1. LESSEE: For the purpose of this Lease, "Lessee" shall be the individual who signs the Lease of the Premises. "Occupants" of the Premises are not signatories to the Lease, but Lessee acknowledges and agrees that any act or omission of an Occupant that breaches the terms of this Lease shall be deemed a breach of the Lease by Lessee for all purposes.

2. OFFER OF LEASE: This Lease is offered subject to the condition that the Lessee is accepted, or will be accepted, for admission to UTA during the Term. The offering of this Lease does not guarantee or indicate that the Lessee has been admitted to UTA. Acceptance of Lessee as a student at UTA is granted and acknowledged only through the UTA Office of Admissions.

3. ELIGIBILITY: Only full-time or part-time students at UTA with dependent children are eligible to lease a UTA house. No individual may reside in the Premises unless listed on the Lease as a “Lessee” or “Occupant” and approved by UTA. During the Term of this Lease, UTA may terminate this Lease if Lessee does not maintain enrollment at UTA in a minimum of 6 credit hours per semester; provided, however, that Lessee need not be enrolled for summer semesters if enrolled in the fall and spring semesters at UTA. Any exceptions to the foregoing requirements must be approved in writing by the UTA Assistant Director Auxiliary Services. Registered sex offenders are not allowed to live in the Premises or other UTA-owned housing (such as UTA residence halls, apartments, and houses).

4. OCCUPANTS: Lessee hereby affirms that each “Occupant” listed on the Lease (i) is intended to jointly occupy the Premises with Lessee during the entire Term, and (ii) is either a member of the Lessee's immediate family or a person who conforms to the UTA enrollment standards required of Lessee under Section 3, above. Any changes to the permitted Occupants must be submitted in writing to the UTA Housing Office and must be approved in writing by the UTA Housing Office.

5. OCCUPANCY LIMITS: Lessee agrees there will be no more than two persons per bedroom living in the Premises. If such occupancy limits are exceeded, UTA may (i) charge Lessee an Occupancy Violation Fee for each such occurrence; (ii) for repeat violations, declare Lessee in breach of this Lease; and (iii) impose additional UTA disciplinary actions under the Rules and Regulations (as defined in Section 16, below).

6. CHANGE OF HOUSING ASSIGNMENT: UTA reserves the right to change Lessee's housing assignment to different Premises for any reason at any time, but at no additional contractual cost to Lessee. If Lessee executes multiple contracts for housing accommodations in University-Owned and managed properties for an overlapping academic term, UTA may terminate the earliest executed contract(s). In such an instance UTA will email contract termination notice to Lessee.

DEPOSITS AND PAYMENTS

7. DEPOSIT: Lessee must deliver to UTA a $150 deposit on or before the Contract Signature Date unless Lessee has an existing $150 deposit on record with UTA. The Deposit is to (i) reserve a housing unit for Lessee's use, and (ii) serve as a security deposit for payment of any damages to the Premises or other charges owing by Lessee to UTA under the Lease. The deposit is refundable after Lessee's stay with University Housing is complete on the condition that Lessee has no additional future housing contract with UTA. UTA is not obligated to return the Deposit or give a written description of charges against the Deposit unless and until the Lessee (i) gives UTA a written forwarding address for the purpose of refunding the Deposit; and (ii) complies with the move-out requirements set forth in this Lease. After Lessee and all Occupants vacate the Premises, the Deposit (less any permitted charges) will be refunded to Lessee in accordance with then applicable law provided Lessee does not have a future housing contract with UTA.

8. PAYMENTS: Lessee agrees to pay each monthly installment of Rent to the UTA Office of Student Accounts in Davis Hall on the UTA Campus, in advance and without notice, demand or grace period, on or before the first day of each calendar month ("Due Date") during the Term. Payments may be mailed, made electronically through the MyMav system, or delivered in person to the UTA Office of Student Accounts. Lessee assumes the risk of timely delivery of payment by any method other than hand delivery. Rent payable for any partial calendar month shall be computed on a daily basis at 1/30th of the full monthly Rent rate, regardless of the actual number of days in the month.

9. DEFAULT IN PAYMENT: Lessee’s failure to timely pay any installment of Rent on or before the applicable Due Date is a breach of this Lease. Lessee's right to possess and use the Premises and UTA's obligations to perform its duties hereunder are expressly conditioned upon Lessee's timely payment of Rent. Lessee agrees to pay a late fee of $25 for Rent payments not timely made to UTA. Such fee is in addition to, and not in lieu of, the other remedies of UTA hereunder for such breach of the Lease.

MOVE IN, ACCEPTANCE OF PREMISES, DELAY OF OCCUPANCY AND KEYS
10. MOVE IN: For lease commencement between August 15 and August 25, Lessee may not take possession of the Premises until after noon on the Lease Commencement Date. For all other move in dates, Lessee may not take possession of the Premises until after 5:00 pm on the Lease Commencement Date. Occupancy prior to such time is not permitted. Lessee must obtain the keys to the Premises and complete all necessary paperwork in the UTA University Housing Office between the hours of 8:00 am and 5:00 pm on the Lease Commencement Date. Lessee must arrange and pay for any desired utilities for the Premises that are not provided for by UTA in accordance with the provisions of this Lease. Lessee must obtain the prior written consent of UTA for any such desired utilities.

11. PREMISES ACCEPTANCE: Lessee's occupancy of the Premises shall constitute Lessee's acceptance of the Premises in an "AS IS" condition, without requiring any repairs, additional improvements, or alterations, except as may be required by applicable law. The Premises shall include the house, grounds and any other structures or fencing located on the grounds of the Premises. The Inventory and Condition Form must be completed upon to Lessee's move into the Premises. Lessee must notify the Resident Assistant within 72 hours of move in to note any pre-existing defects or damages to the Premises not noted on the completed Inventory and Condition Form. Lessee acknowledges that (i) any defects or damages not shown on the Inventory and Condition Form shall be deemed attributable to Lessee; and (ii) except as so noted, the Premises will be deemed to be in clean, safe and good working condition.

12. ADA ACCOMMODATIONS: Lessee and Occupants without disabilities may be assigned to Premises that have been specifically designed to accommodate persons with disabilities. In the event UTA needs such Premises to accommodate a person with a disability, UTA may upon not less than thirty (30) days prior written notice require that Lessee and the Occupants relocate to alternate UTA-owned housing. In such instance, UTA shall (i) pay reasonable moving expenses to relocate Lessee and the Occupants to alternate UTA accommodations; and (ii) allot to Lessee a $300 rent credit, as compensation in full for any inconvenience to Lessee and/or the Occupants resulting from such relocation.

13. DELAY OF OCCUPANCY: If the Premises will not be ready for occupancy by Lessee on the Lease Commencement Date, UTA shall give notice thereof to Lessee and indicate the anticipated date possession of the Premises will be delivered to Lessee. In such case, Lessee shall have the right to terminate the Lease upon written notice to UTA within 7 days after delivery of such notice, but not thereafter. If UTA fails to give notice of delay as set forth above and the Premises are not ready for occupancy by Lessee on the Lease Commencement Date, Lessee may terminate this Lease upon written notice to UTA given prior to the date Lessee is notified the Premises are ready for occupancy, but not thereafter. If, in either case, Lessee does not terminate this Lease, (i) the date the Premises are ready for Lessee's occupancy shall be deemed the new Lease Commencement Date for all purposes; and (ii) UTA shall not be liable to Lessee for any damages arising from the delay in delivery of the Premises to Lessee, provided that Rent shall not be charged to Lessee prior to the date the Premises are ready for Lessee's occupancy.

14. LOCKS AND KEYS: UTA shall install, change, or re-key any keyed security device on any exterior door or window of the Premises from the Lessee, in accordance with applicable law. Installation or change of security devices or re-keying of the Premises will be conducted pursuant to the Texas Property Code. UTA may charge Lessee a fee for labor, materials, overhead, and extra keys in accordance with applicable state law. Once installed, a security device becomes a fixture of the Premises and may not be removed without the written permission of UTA.

15. LOST KEYS: Lessee shall promptly report to the UTA Housing Office any lost or stolen keys to the Premises or the Premises' mailbox. The lock to the Premises will be changed and new keys will be issued to the Lessee and Occupants. UTA may charge Lessee a fee for labor, materials, overhead, and extra keys, in accordance with applicable state law.

RULES AND REGULATIONS GOVERNING USE OF PREMISES

16. RULES AND REGULATIONS: Lessee agrees to comply with all rules, regulations and requirements set forth in UTA’s University General Information Catalog, the UTA Housing Handbook for Apartments and Houses, the Rules and Regulations of The Board of Regents of The University of Texas System, the System-wide Policies of The University of Texas System, and all rules and regulations issued by UTA that govern the conduct of students, and any other city, state, and federal laws applicable to this Lease and the Premises, as all of the same may be amended from time to time. (Such policies, rules, regulations and laws are hereafter collectively called the “Rules and Regulations.”) The Rules and Regulations, as amended from time to time during the Lease Term, are incorporated herein by reference for all purposes. Lessee acknowledges having had the opportunity to review the Rules and Regulations prior to signing this Lease. Conduct prohibited by the Regents' Rules may subject the Lessee to disciplinary action including suspension. University may make reasonable changes to written rules, effective immediately, if distributed and applicable to all university-owned rental houses.

17. GENERAL RULES OF OPERATION: Any violation of the terms of this Lease or the Rules and Regulations by Lessee or any Occupant is a breach of this Lease, and may additionally subject the responsible party to disciplinary action by UTA. Any act by Lessee or any Occupant that is disruptive to the use and enjoyment of UTA housing by other residents is a breach of this Lease. Alteration of this Lease by Lessee with the unilateral intent to change its terms, conditions, or purposes is a breach of this Lease.

18. USE OF PREMISES: The Premises shall be used solely for residential purposes, and no person may conduct a business or any other business-related activity in the Premises.
19. **SOLICITATION:** No solicitation or door-to-door sales of goods and services are allowed in the Premises or UTA housing. Occasional sales or offers of sales of goods or services that otherwise comply with state law and municipal ordinances and that are conducted in the privacy of the Premises when Lessee or the Occupants have given specific invitation in advance for sales persons to come to the Premises for that purpose are not considered to be solicitation. No sales or offers of sales of goods or services within the Premises or UTA housing by Lessee or Occupants on a continuing or scheduled basis is permitted.

20. **CONDUCT:** Lessee agrees that the Premises shall at all times be used and occupied in such manner as will not disturb, interfere with, or affect the comfort, peace, and quiet enjoyment of other residents or interfere with the responsible management of the property by UTA. All applicable state and federal criminal and civil statues (including statues prohibiting gambling and the use or possession of alcoholic beverages, narcotics, and controlled substances) are enforced on the Premises as well as policies outlined in the UTA Housing Handbook for Apartments and Houses.

21. **SMOKING AND DRUGS:** The University of Texas at Arlington is a Tobacco Free Campus. The use of all tobacco products (including cigarettes, electronic cigarettes, cigars, pipes, smokeless tobacco electronic cigarettes and other tobacco products) by students, staff, faculty and visitors is prohibited on all UT-Arlington properties. Thus, smoking is not permitted anywhere inside the Premises, or on the campus. Violation of the smoking policy will result in a fine of $50 for each violation, and the repeated violation of the smoking policy by Lessee, Occupants and/or their invitees is a breach of this Lease. Lessee shall not possess, use, produce, sell, share nor distribute illegal drugs or controlled substances. This standard applies to drugs, controlled substances and/or related paraphernalia (i.e. ‘bongs’) in or around UT Arlington owned Housing. If Lessee uses prescription drugs or other controlled substances, he/she may be requested to provide proof of doing so under the supervision of a medical doctor. Lessee must provide this proof immediately upon demand by a University official. It is illegal to provide prescription drug(s) to another person. Additionally, using another person’s prescription drug(s) is also illegal.

22. **WEAPONS:** The use or possession of firearms, fireworks, or any illegal or lethal weapon anywhere in the Premises, in any UTA housing, or elsewhere on UTA campus is prohibited. Weapons prohibited anywhere in UTA housing or elsewhere on UTA campus are defined by Texas Penal Code, Title 10, Chapter 46 and currently include, but are not limited to, any club, explosive weapon, firearm, firearm silencer, handgun, illegal knife, knuckles, machine gun, short-barrel firearm, switchblade knife, armor-piercing ammunition, hoax bomb, chemical dispensing device (other than a small chemical dispenser sold commercially for personal protection), ractrack, or zip gun. According to Texas Penal Code, Title 10, Chapter 46, these weapons are prohibited on the premises of a school or educational institution, unless written authorization has been granted by the institution. An offense under this section constitutes a third-degree felony. Additional items prohibited anywhere in UTA housing, or elsewhere on UTA campus include fireworks, toy look-alike guns, paintball guns, pellet or BB guns, and decorative firearms (working or non-working). Notwithstanding the above, individuals licensed by the State of Texas to carry a concealed handgun may be in possession of a handgun in University owned housing in accordance with State law and UTA policy. A licensed holder in University owned housing must have their handgun(s) on or about their person or safely secured or stored to prevent tampering or theft. The handgun must be stored in a combination or electronic locking steel safe when the handgun is not on or about their person. The safe must be securely attached to a bed frame or other furniture with a steel tethering cable, so as to minimize the possibility of theft. For more information regarding Campus Carry, visit: www.uta.edu/campuscarry. Violation of this policy will be a breach of the Lease and the University may terminate the Lease and right of occupancy and exercise all rights and remedies under the Lease.

**MAINTENANCE, CARE AND ALTERATION OF PREMISES**

23. **CARE AND MAINTENANCE:** Lessee shall keep and maintain all portions of the Premises in good repair and condition (including but not limited to all electrical and plumbing fixtures, glass, closets, floors, walls, and ceilings) so as to minimize the effects of normal use and/or natural deterioration. Lessee shall not remove any UTA property from the Premises. Lessee shall be liable to UTA for damage to the Premises caused by the Lessee, Occupant(s), or their invitees. (Grounds) Lessee shall be responsible for all grounds maintenance. Lessee shall keep the lawn clean and trimmed at all times. If Lessee fails to exercise this condition of the Agreement, Lessor shall charge Lessee for the expense incurred by Lessor to have the grounds cleaned or trimmed. The above shall include, but not be limited to lawn and shrubbery care, items of refuse, garbage, debris, discarded furniture, appliances, toys, and/or vehicles. Lessee shall execute and fulfill all the ordinances of the City of Arlington applicable to said premises and all orders or requirements imposed by the City of Arlington Code Compliance for the correction, prevention, or abatement of nuisances in, upon, or connected with said premises during the term of this Agreement at Lessee’s expense. This shall also be construed to mean Lessee will keep and maintain the premises consistent with adjoining and neighboring property presentment.

24. **PEST CONTROL:** UTA, at its expense, shall provide reasonable pest control services for the Premises. Lessee and any Occupant shall be responsible for cooperating with pest control services. Lessee and Occupants may be required to wash, clean, relocate, and/or permanently remove personal property from the Premises to prepare for and comply with pest control treatments. If Lessee fails to prepare the Premises as noted above, Lessee may be financially responsible for related Lease Violation fees. Lessee agrees that Lessee has inspected the Premises prior to move in and is not aware of any signs of bed bugs or any other pest or bed bugs or any other pest infestation or will inspect the Premises within 72 hours after move-in and notify UTA immediately of any bed bugs or any other pest or bed bugs or any other pest infestation. Lessee is required to disclose information about any exposure to bed bugs or any other pest in previous dwellings. Lessee agrees that: (1) Lessee has not previously experienced or been subjected to bed bugs or any other pest in other dwellings and is not aware of bed bugs or any other pest in any furniture, clothing or personal property, or (2) Lessee has previously been exposed to bed bugs or any other pest, but all of Lessee’s personal property has been treated by a licensed pest control professional and is free from further infestation. Lessee is required to fully cooperate with UTA and the pest control services to access the Premises at reasonable times to inspect or treat bed bugs or any other pest if found in the Premises. Lessee must have all furniture and personal property treated by a licensed pest control professional, approved by UTA, at his or her own expense unless agreed to otherwise in writing. Failure to do so is a lease violation and UTA may terminate this Lease and right
of occupancy and exercise all rights and remedies under the Lease. Lessee must promptly notify UTA: of any known or suspected bed bugs or any other pest infestation in the Premises or personal property; of any recurring or unexplained bites or skin irritations that may be caused by bed bugs or any other pest in the Premises; and of any discovery that might indicate the presence of bed bugs. Lessee agrees that personal property that cannot be treated or cleaned must be destroyed and disposed of off-site. UTA has the right to have Lessee temporarily vacate the Premises and remove personal possessions in order for UTA to perform pest control treatments. Failure to comply is a lease violation and the University may terminate this Lease and right of occupancy and exercise all rights and remedies under the Lease. UTA has the right to require Lessee to pay for all reasonable costs of cleaning and pest control treatment incurred by UTA for treating for bed bugs or any other pest. Likewise, if bed bugs or any other pest are confirmed in the Premises after Lessee vacates, Lessee may be asked to pay for cleaning and treatment costs. Lessee may also be held responsible for lost rental income and other expenses incurred by UTA to move or relocate residents in adjacent dwellings in order to perform pest control treatments in other Premises. If Lessee fails to pay for any of these costs, Lessee shall be in default, and UTA may terminate the Lessee’s right of occupancy and exercise all rights and remedies under the Lease. If UTA allows the Lessee to transfer to another University-Owned Property, the Lessee must have all personal property treated by a licensed pest control professional according to accepted methods. In this instance, Lessee must provide documentation of the cleaning and treatment that is satisfactory to UTA.

25. DUTY TO REPAIR: Lessee shall promptly notify UTA’s designated representative of the following conditions: malfunction of utilities or equipment, fire damage, water leaks, mold, electrical problems, broken or missing locks or latches, and any condition which poses a material hazard to the Premises or the health or safety of persons. The Lessee is responsible for repair or replacement of any such conditions. The duty of UTA to remedy or repair conditions affecting the physical health or safety of an ordinary tenant is governed by Texas Property Code Section 92.052 et. seq. UTA may repair or replace conditions affecting the physical health or safety of an ordinary tenant.

26. PHYSICAL IMPROVEMENTS AND ALTERATIONS: Lessee shall not make or allow any improvements, additions, or alterations of any kind to the Premises without the prior written consent of the UTA Executive Director of Auxiliary Services. Any approved improvements, additions, or alterations will be made at Lessee’s expense and become a part of the Premises and the property of UTA, unless otherwise agreed in writing by UTA.

27. FREEZE DAMAGE PROTECTION: Lessee shall take due care to protect the Premises from weather damage (including, without limitation, the freezing of pipes). Lessee is liable for the cost of all repairs to the Premises arising from the breach of such duty. Without limitation of the foregoing, unless otherwise instructed by UTA, Lessee shall on a 24 hour-a-day basis during freezing weather: (i) keep the Premises heated to at least 50 degrees; (ii) keep cabinet and closet doors open; and (iii) drip hot and cold water faucets.

UTILITIES AND APPLIANCES

28. UTILITIES: Unless otherwise specifically included herein by Addendum, Lessee agrees to be solely responsible for the costs and all related charges and deposits of utility services to the described property so long as this Agreement is in effect. Lessee shall not allow utilities to be disconnected by any means (including non-payment of bill) until the end of the lease term or renewal period.

29. APPLIANCES: Unless specifically stated otherwise in an addendum to this Lease, UTA provides appliances with the Premises. Lessee shall keep and maintain all such appliances in good repair and condition so as to minimize the effects of normal use. Lessee shall not remove any UTA appliances from the Premises. It is Lessee’s responsibility to note any damage to the appliances on the Inventory and Condition Form at the time of taking occupancy of the Premises. Personal appliances which perform the same or similar function of appliances provided by the University may not be stored or used in the Premises without prior written approval from the UTA Associate Director of Auxiliary Services.

PARKING

30. PARKING: There is a limit of one motor vehicle per Lessee and each adult Occupant. Lessee and the Occupant’s vehicles may be parked without a Parking Permit on paved surfaces at the Premises and may not be parked on unpaved grounds. Lessee and the Occupant must purchase a valid UTA Parking Permit if parking at other campus locations which require a Parking Permit. All parking rights are subject to the Rules and Regulations.

31. VEHICLES: All vehicles parked on UTA property not displaying a current inspection sticker or license tag will be reported to the UTA Police Department for possible removal. The owner of the vehicle will be responsible for all costs incurred for removing the vehicle. UTA is not responsible for damage to vehicles.

FURTHER AGREEMENTS CONCERNING PREMISES

32. ASSIGNMENT AND SUBLEASING: Lessee shall not sell, sublease, assign, pledge or encumber this Lease.

33. NO PETS: Except for service animals or approved support animals for persons with disabilities, no pets are allowed (even
34. SMOKE DETECTORS: Smoke detectors are installed in UTA housing pursuant to Chapter 92, Subchapter F, of the Texas Property Code. UTA will inspect and repair a smoke detector if Lessee provides a written request to UTA for inspection or repair directed to the UTA Executive Director of Auxiliary Services. UTA does not have a duty to inspect or repair a smoke detector if the damage or malfunction is caused by the Lessee or a member of the Lessee’s household, unless the Lessee pays in advance for the reasonable cost for the repair or replacement, including labor, materials, and overhead. UTA has no duty to provide, and Lessee shall at its cost provide replacement batteries for battery-operated smoke detectors which were in good working order at the time of commencement of possession of the premises by the Lessee. Lessee, Occupant(s), or guest(s) shall not disable, disconnect, or remove batteries from smoke detectors. NOTICE: Lessee and Occupant(s) shall not disconnect or intentionally damage a smoke detector or remove the battery from a smoke detector without immediately replacing it with a working battery. Lessee and Occupant(s) may be subject to damages, civil penalties, and attorney’s fees under Section 92.2611 of the Texas Property Code for not complying with the foregoing notice.

35. FIRE OR CRIMINAL ACTIVITY: In case of fire, smoke, or suspected criminal activity involving imminent harm to person or property, Lessee should immediately evacuate, telephone the local fire, police or ambulance department, and then inform UTA Police. In such emergencies, residents should call 817-272-3003.

36. WATER FURNITURE: UTA must consent to any water furniture in the Premises. Such furniture is permitted on the first floor only. As a condition to consent, Lessee must maintain waterbed owners’ insurance reasonably acceptable to UTA and sign and abide by the regulations stipulated in a “Water Bed Addendum” made part of the Lease.

37. UTA’S RIGHT OF ACCESS: Authorized UTA personnel may enter the Premises at any time for the purpose of inspection, repair, maintenance, investigations of Lease or Handbook violations, and/or delivery of notices. In the event the Lessee is not readily available and access was gained during Lessee’s absence, UTA shall endeavor to leave written notice on the Premises describing the nature and time of the access.

38. SURRENDER OF PREMISES: Lessee shall surrender the Premises at the expiration or earlier termination of this Lease in good condition and order, excepting only ordinary wear and tear and casualty damage. Lessee shall remove all personal property belonging to Lessee prior to surrender of the Premises. Upon Lessee’s surrender of the Premises, Lessee and a UTA designated representative shall jointly inspect the Premises and shall record the condition of the Premises on an Inventory and Condition Form. Lessee and Occupants shall return all keys to the Premises to UTA at the time of move-out.

39. HOLDOVER: If Lessee holds over beyond the end of the Lease Term or any extension period (or beyond any different move-out date agreed to by the parties in writing), Lessee shall be responsible to pay a $100 administrative fee and triple the then current daily Rent rate charges for the holdover period. Further, Lessee shall indemnify UTA and prospective residents of the Premises for all damages, costs and expenses arising out of or related to Lessee’s failure to timely vacate, including, without limitation, lost revenues, lodging expenses, and attorney’s fees. Holdover Rent shall be due and payable upon demand by UTA.

40. CASUALTY: In the event of casualty to the Premises, UTA may, in its sole discretion, (i) rebuild and repair the damage to the Premises; (ii) relocate Lessee and Occupants to a substitute Premises; or (iii) terminate this Lease upon written notice to Lessee. UTA may, in its sole discretion, abate or make an equitable adjustment to the Rent following a casualty to the Premises.

**EARLY TERMINATION OF LEASE**

41. EARLY TERMINATION OF LEASE BY LESSEE

a) TERMINATION PRIOR TO LEASE COMMENCEMENT DATE: Lessee may terminate the Term of this Lease prior to the date the first Rent payment is due, but will forfeit the Deposit and will be charged a re-letting fee of eighty-five percent (85%) of one (1) full month’s rent.

b) TERMINATION AFTER LEASE COMMENCEMENT DATE: Lessee may terminate the Term of this Lease prior to the Lease Termination Date upon the following conditions precedent: (i) Lessee shall give UTA written notice of Lessee’s proposed date of early termination (“Early Termination Date”) not less than sixty (60) days prior to the Early Termination Date; (ii) Lessee must not be in default of this Lease at either the time of the giving of notice of termination to UTA or on the Early Termination Date; and (iii) Lessee and all Occupants must vacate the Premises no later than 5:00 pm on the Early Termination Date. If Early Termination is granted Lessee shall be released from the Lease pursuant to Section 42.

c) TERMINATION FOR A QUALIFYING EVENT: Lessee may request Early Termination of this Lease upon delivery of written notice to University specifying an Early Termination Date not sooner than sixty (60) days after UTA’s receipt of such notice for any of the following reasons, each a “Qualifying Event”: (i) Lessee withdraws from UTA for medical reasons. Lessee’s notice must be accompanied by documentation from Lessee’s physician which must be reasonably acceptable to University;
(ii) Lessee is drafted or commissioned by the U.S. Armed Forces for active duty; provided, Lessee provides documentation to the University that Lessee (1) is a member of the U.S. Armed Forces or reserves on active duty or a member of the National Guard called to active duty; and (2) has received orders for permanent change -of-station, or to deploy with a military unit placed on active military duty; (iii) Lessee enrolls and participates in an approved UTA Study Abroad Program. Lessee’s notice must be accompanied by documentation from University Registrar or the appropriate Dean. (iv) Lessee is scheduled to Graduate during the Term and provides documentation of paying the graduation fee; (v) Lessee is enrolled in a For-Credit Internship which requires daily travel further than 45 miles from the Premises during the Term. If UTA approves a request for Early Termination for a Qualifying Event, Lessee may thereafter terminate the Term of this Lease prior to the Lease Termination Date provided that Lessee is not in default of this Lease at either the time of the giving of notice of termination to UTA or on the Early Termination Date; and (ii) Lessee vacates the Premises no later than 5:00 pm on the Early Termination Date. Notwithstanding the foregoing, Lessee’s requested Early Termination Date may be amended by UTA to coincide with specified move-out periods associated with the UTA academic calendar or other good cause as determined by UTA. For instance, UTA may require that a Lessee requesting an Academic Exception because of December graduation remain as a Lessee through the end of the fall academic semester and vacate the premises within 48 hours after graduation.

**d) TERMINATION PROVISIONS.** In the event of early termination, all terms and provisions of this Lease (including, without limitation, the obligation to pay Rent and other charges hereunder through the Early Termination Date and the provisions of Sections 38 and 39 of this Lease) shall remain in force and effect. The Premises will be inspected by a designated UTA representative during the move out procedure. Lessee is required to contact the UTA Apartment Community Office designated for the Premises no later than five (5) days prior to the Lease Termination Date to schedule an appointment for the move-out inspection. UTA may charge Lessee a reasonable fee for Lessee’s failure to follow established move-out procedures.

**42. FEE FOR EARLY TERMINATION BY LESSEE:** The minimum Lease Term is twelve (12) months from the Lease Commencement Date or through the Lease Termination Date, whichever date is sooner. In the event Lessee terminates this Lease under Section 41(b), Lessee will be charged a re-letting fee of eighty-five percent (85%) of one (1) full month’s Rent and will remain responsible for fifty percent (50%) of the full Rental amount due under the Agreement for the remainder of the Lease Term. Notwithstanding the foregoing, Lessee will also remain liable for past due Rentals, cleaning, repairing, repainting, lock changes, or other sums due under the Lease.

**43. EARLY TERMINATION BY UTA.** Notwithstanding any other provision of this Lease to the contrary, UTA may terminate this Lease prior to the Lease Termination Date on the following terms, conditions and notice:

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<thead>
<tr>
<th>CONDITION</th>
<th>UTA’S NOTICE REQUIREMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>A: Lessee or Occupant’s actions pose life-threatening danger to self or others</td>
<td>Prior written notice is not required. Lessee and/or Occupant(s) may be subject to immediate and permanent removal from UTA Housing</td>
</tr>
<tr>
<td>B: Lessee or Occupant is found responsible for a behavior violation and is required by UTA Conduct Officer to vacate UTA Housing.</td>
<td>48 hours prior written notice of termination to Lessee</td>
</tr>
<tr>
<td>C: Premises are taken pursuant to eminent domain</td>
<td>30 days prior written notice to Lessee</td>
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<tr>
<td>D: Casualty materially damaging the Premises</td>
<td>Reasonable (but in no event more than 30 days notice) prior written notice to Lessee</td>
</tr>
<tr>
<td>E: Other condition deemed reasonable in UTA’s sole judgment</td>
<td>30 days prior written notice to Lessee</td>
</tr>
</tbody>
</table>

If Lease is Terminated by UTA for conditions A or B above, Lessee shall remain responsible for a re-letting fee of eighty-five percent (85%) of one (1) full month’s Rent and will remain responsible for fifty percent (50%) of the full Rental amount due under the Agreement for the remainder of the Lease Term. Notwithstanding the foregoing, Lessee will also remain liable for past due Rentals, cleaning, repairing, repainting, lock changes, or other sums due under the Lease.

**44. NOTICE FOR TAKING PROPERTY OUT OF SERVICE:** Lessee acknowledges that the Premises are a part of the property owned by UTA and that such property may be destined by UTA to be taken out of housing service during the Term of this Lease. Should UTA elect to take the Premises out of service, UTA may unilaterally amend the Lease Termination Date upon written notice to Lessee given not less than sixty (60) days prior to the amended Lease Termination Date. Lessee shall be entitled to a refund of any pre-paid rent applicable to the period after such amended Lease Termination Date. Lessee and the Occupants shall not have claim for, and hereby release and waive, all damages and claims of every kind and character against UTA by reason of such termination.

**DEFAULT AND REMEDIES**

**45. DEFAULT:** If Lessee fails to timely make any payment or perform any obligation required of Lessee under this Lease or otherwise breaches this Lease, Lessee shall be in default of this Lease. Lessee further acknowledges and agrees that any breach of the terms and conditions of this Lease by an Occupant shall be deemed a default by Lessee under the Lease.

**46. UTA DEFAULT REMEDIES:** Upon Lessee’s default under this Lease, UTA may, without the requirement of any further demand or notice of any kind or nature whatsoever and without waiver of any other right or remedy, enforce any remedy provided under this Lease or applicable law for such default, including, without limitation, (i) the right to terminate this Lease upon written notice thereof
to Tenant; (ii) assess a late fee of $25.00 for any late payment of a monetary obligation owing to UTA; (iii) immediately terminate the status of Lessee as an enrolled student at UTA; (iv) refuse re-admission to Lessee for any future classes at UTA; (v) withhold the grades, degree transcripts, or refunds of Lessee so long as any monies are owing to UTA by such Lessee; and (vi) refuse to enter into any future lease of housing to Lessee. Lessee acknowledges that Lessee and Occupants may be subject to separate disciplinary actions brought by UTA under the Rules and Regulations in connection with the breach of the Lease, in proceedings outside the scope of this Lease. Lessee acknowledges and agrees that the termination of Lessee’s rights under this Lease terminates the right of an Occupant to reside in the Premises, except as otherwise agreed in writing by UTA. If UTA terminates this Lease or Lessee’s right of possession of the Premises for default, Lessee agrees to vacate the Premises within the following periods:

<table>
<thead>
<tr>
<th>DEFAULT</th>
<th>UTA’S NOTICE TO VACATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent or any other payment owing to UTA is due and unpaid 5 days after the due date</td>
<td>3 days written notice to vacate</td>
</tr>
<tr>
<td>Any other default under this Lease for which a specific period of notice of termination is not expressly stated.</td>
<td>10 days written notice to vacate</td>
</tr>
</tbody>
</table>

All remedies of UTA under this Lease for default by Lessee are cumulative.

47. ABANDONMENT: Lessee shall be deemed to have abandoned the Premises when all of the following have occurred; (1) Lessee and Occupants appear to have moved out in UTA’s reasonable judgment; (2) clothes, furniture, and personal belongings have been substantially removed in UTA’s reasonable judgment; (3) Lessee has been in default for non-payment of Rent for 5 consecutive days, or electric service for the premises not connected in UTA’s name has been terminated; and (4) Lessee has not responded for 2 days to UTA’s notice left on the inside of the main entry door, stating that UTA considers the Premises abandoned. Abandonment ends Lessee’s right of possession and gives UTA the immediate right to; remove items of personal property, clean up, make repairs, and relet the Premises. UTA may, in its sole discretion and without prior notice, remove all personal property remaining in the Premises and store such property with a third party storage facility or at UTA storage facility, at the expense and for the account of Lessee. Property removed after an abandonment or judicial eviction may be disposed of by University if it is perishable (such as by way of example only, food, medicine, or plants) or worthless in University’s reasonable judgment. If personal property is stored in a UTA facility and is not claimed by Lessee or any Occupant within sixty (60) days, UTA may at its election take title to or dispose of such property. UTA has no duty to store property after a judicial eviction.

48. COLLECTION COSTS: Lessee agrees to pay to UTA upon demand all costs and expenses incurred by UTA in enforcing the provisions of this Lease including, without limitation, all collection fees, reasonable attorney fees, court costs, and costs of suit.

49. LIABILITY: UTA shall not be liable to Lessee, any Occupant, or any guest or invitee of Lessee or any Occupant, for any death, injury, damages or losses (i) to persons or property occurring on or about the Premises or the facilities in which the Premises are contained; (ii) caused by any Lessee, Occupant, or guest or invitee of Lessee or any Occupant; or (iii) arising from theft, burglary, robbery, assault, vandalism, other criminal conduct, fire, smoke, flood, water leaks, rain, hail, ice, snow, lightning, wind, explosions, interruptions of utilities, electrical power surges, or other any occurrences. Lessee and Occupants are strongly urged to obtain his/her own personal property or renter's insurance, health, life, and any other insurance to protect against all of the foregoing. Lessee and Occupants must take their own measures to protect electronic equipment in the Premises with suitable surge protection devices. UTA has no duty to remove ice, sleet, or snow in or about the Premises; but may do so in whole or in part, with or without notice.

50. NOTICE AND CURE TO UTA AND MORTGAGEE: On any act or omission by UTA which might give, or which Lessee claims or intends to claim gives, Lessee the right to damages from UTA or the right to terminate this Lease by reason of a constructive or actual eviction from all or part of the Premises, or otherwise, Lessee shall not sue for damages or attempt to terminate until it has given prior written notice of the act or omission to UTA and a reasonable period of time for remedying the act or omission has elapsed following the giving of the notice, during which time UTA may enter upon the Premises and do therein whatever is necessary to remedy the act or omission. During the period after the giving of notice and during the remedying of the act or omission, the Rent payable by Lessee shall not be abated and apportioned except to the extent that the Premises are untenanted. To the extent permitted by applicable law, Lessee hereby waives the provisions of §91.004(b) of the Texas Property Code (or any successor thereto) and any other laws that may grant to Lessee a lien upon any of UTA's property or upon any rental due to UTA.

GENERAL CONTRACT PROVISIONS

51. LEGAL CONSTRUCTION: If any one or more of the provisions contained in this Lease shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this Lease shall be construed as if such invalid, illegal, or unenforceable provision had never been contained therein.

52. TEXAS LAW TO APPLY: This agreement shall be constructed under and in accordance with the laws of the State of Texas and all obligations of the parties created hereunder shall be performable in Tarrant County, Texas.

53. MERGER AND ALTERATION: No alteration or variation of the terms and conditions of this Lease shall be valid unless made in writing and signed by the parties hereto. The Lease and all documents incorporated herein contain the entire agreement of the parties and no oral understanding or agreement not incorporated herein shall be binding on either of the parties hereto.

54. FORCE MAJEURE: If UTA is prevented from completing performances of any obligations hereunder by an act of God, strikes, epidemics, war, acts of terrorism, riots, flood, fire, sabotage, or other occurrence whatsoever which is beyond the control of the
parties hereto, then UTA shall be excused from any further performance of obligations and undertakings hereunder, to the full extent allowed under applicable law.

55. NOTICES TO PARTIES: All notices from Lessee to UTA concerning this Lease or UTA Housing shall be addressed to UTA as follows: University of Texas at Arlington, Executive Director of Auxiliary Services, UTA Box 19349, Arlington, Texas 76019. All notices by UTA to Lessee and Occupants shall be addressed to the Premises.

56. STATE LAW AND CONSTITUTION: Notwithstanding anything to the contrary in this Lease, UTA shall not be required to perform any act or to refrain from any act if that performance or non-performance would constitute a violation of the constitution or laws of the State of Texas. No provision of this Lease shall constitute, nor is it intended to constitute, a waiver of UTA's or the State of Texas' sovereign immunity to suit.

57. SPECIAL PROVISIONS: The special provisions listed on the House Lease Agreement and any Addendum shall control over any conflicting provisions of these Terms and Conditions.

MOVE-OUT

58. MOVE-OUT NOTICE: Lessee is required to move out of the Premises on or before noon on the Lease Termination Date. Lessee shall provide a written notice to UTA at least five (5) days in advance of Lessee's desired move-out date. Such notice will not release the Lessee from liability to pay rent for the full Term of the Lease, except in accordance with Section 41, above.

59. MOVE-OUT PROCEDURES: The move-out date specified by Lessee in its notice to UTA cannot be changed. Lessee is required to schedule a move-out inspection with the Apartment Life Staff member five (5) days prior to the specified move-out date.

60. MOVE-OUT CLEANING: Prior to moving out of the Premises, Lessee must thoroughly clean the Premises, including but not limited to doors, windows, furniture, bathrooms and kitchen appliances. Lessee must follow the UTA Move-Out Cleaning Guide, which may be accessed at www.uta.edu/housing. If Premises are not cleaned adequately, Lessee will be responsible for required cleaning charges.

61. MOVE-OUT INSPECTION: Lessee must meet with an Apartment Life Staff member for a move-out inspection. Any statements or estimates at time of inspection are subject to correction, modification, or disapproval before final accounting or refunding.

62. MOVE-OUT CHARGES: Upon move-out, Lessee will be liable for the following charges, including but not limited to: unpaid rent; unpaid utilities; repairs, damages, or loss caused by negligence, carelessness, accident or abuse; and missing or unreturned keys. The final determination of damage and cleaning charges will be made by Facilities Management staff after an inspection of the Premises, which may not occur until after Lessee has completely moved out. Charges for cleaning and damages in shared and common areas will be divided equally between all Lessees who have use of the shared and common areas.

Last Revised 1/30/2019