



Murray Hospitality House
12 Willets Avenue, Belmont, New York, 14813

"Student Housing Agreement"

1. Parties: The parties to this agreement are:

Site Coordinator:

Name: Ardent Solutions Address: 85 N. Main St

City/State/Zip: Wellsville, NY 14895 phone# 585-593-5223

The Student:

Name: _____ Address: _____

City/State/Zip: _____ phone# _____

Email: _____

2. Property: Ardent Solutions and the St. Philip Episcopal Church rents to Student a dwelling located at:

Address: 12 Willets Avenue City/State/Zip: Belmont, NY 14813

3. The term of this agreement shall be commencing on: ____ (day) of _____ (month) ____ (year) until ____ (day) of _____ (month) ____ (year).

4. The rent: Weekly rent rate is \$70.00. Invoices will be provided to the student on a monthly basis and prorated accordingly. Stove, refrigerator, washer, dryer, are included in the rental of these premises.

5. Security Deposit: A \$70.00 security deposit (one weeks rent) is required upon reserving accommodations. Please make check payable to ARDENT SOLUTIONS. The student will be reimbursed upon check-out if accommodations are found in satisfactory condition, and previous rent payment is up to date.

6. Occupants: No person(s) other than the approved student(s) will stay in the house.

7. Utilities: ARDENT SOLUTIONS will pay utilities, cable television, and monthly telephone charges, except for long distance telephone charges. There are to be NO long distance charges (including operated assisted calls) charged to this number.

STUDENT AGREES

1. Use of Property: Student shall use the property for residential purposes only. Student agrees not to engage in or permit any parties in the house. Students should be quiet and courteous enough that you do not interfere with other students or neighbors. There will be NO smoking in the house per New York State Health code, or on church property.
2. Keys: Student will return keys to ARDENT SOLUTIONS upon vacating house/end of rotation.
3. Student's Duty to Maintain Premises: The Student shall maintain the premises in a clean and neat condition and at all times. Remove garbage from premises on a regular basis and deposit it in designated area. Close all windows before vacating the house. No space heaters and permitted in the house.
4. Waste of Utilities: Student shall make every reasonable effort to conserve the use of utilities supplied and paid for by ARDENT SOLUTIONS and St. Philips Episcopal Church and shall not waste the same.
5. Damage: Student shall use all appliances, fixtures and equipment in a safe manner and only for the purposes for which they are intended and shall not litter, destroy, deface, damage or remove any part of the dwelling unit, common areas or grounds. Student shall pay amounts due for repairs for property damage (reasonable wear and tear accepted) caused by the intentional or negligent conduct of Student, upon receipt of a bill from ARDENT SOLUTIONS. The written bill shall include items of damage, the corrective action taken and the cost thereof.
6. Alterations: No substantial alterations, addition or improvement shall be made by Student in or to the dwelling unit. Student will not be permitted to put nails in walls or woodwork.
7. Pets: Absolutely no pets in the house.
8. Noise: Student agrees not to allow on his/her premises any excessive noise or other activity which disturbs the peace and quiet of other tenants in the building. ARDENT SOLUTIONS agrees to prevent other tenants and other persons in the building or common areas from similarly disturbing Student's peace and quiet.
9. Parking: Students are required to park in the designated area.
10. Termination: Upon termination of this agreement, Student shall vacate the premises, remove all personal property belonging to him/her and leave the premises as clean as she/he found them; normal wear and tear and damage by unavoidable casualty excepted, and return all keys to ARDENT SOLUTIONS immediately upon vacating. The Student agrees that any personal property left in or about the premises after the Student has vacated shall be considered abandoned property, and the ARDENT SOLUTIONS may sell or otherwise dispose of same without liability to the Student.
11. Permission for ARDENT SOLUTIONS to Enter Unit: Student agrees to allow ARDENT SOLUTIONS or its agents to enter the dwelling upon reasonable advance notice in order to inspect the premises, to exterminate for pests, to make repairs or to show the premises to prospective student. The Student will not be unreasonable in denying entry. ARDENT SOLUTIONS may also enter the premises without prior consent if it appears to have been abandoned by the Student or in case of emergency, and as otherwise permitted by law or court order.



ARDENT SOLUTIONS AGREES

1. Maintenance of Dwelling: ARDENT SOLUTIONS agrees to maintain the premises in a structurally sound condition.
2. Destruction of Premises: If the premises are rendered uninhabitable by fire, flood or other natural disaster during the term of this agreement, this agreement shall be thereupon terminated.
3. Notification of Termination: ARDENT SOLUTIONS shall not terminate this lease except for serious or repeated breach of student’s obligations hereunder. In cases of nonpayment of rent, ARDENT SOLUTIONS may terminate the tenancy by a 7-day written notice to vacate. In all other cases, ARDENT SOLUTIONS may terminate the tenancy by a 14-day written notice to vacate. Notwithstanding the foregoing, ARDENT SOLUTIONS may immediately terminate this Agreement for any act or conduct of the Student that is in breach of this agreement.

ADDITIONAL PROVISIONS

If any, they are attached, initialed and dated by both parties, and is a part of this lease.

CHANGES

No changes or additions to this lease shall be made except by written agreement between ARDENT SOLUTIONS and Student. This lease and any attachments represent the entire agreement between ARDENT SOLUTIONS and Student.

We, the undersigned, agree to this Lease, by signing two copies (one to be kept by Student and one by ARDENT SOLUTIONS)

ARDENT SOLUTIONS

STUDENT

(Signature)

(Signature)

(Printed Name)

(Printed Name)

(Date of signature)

(Date of signature)

- Student is encouraged to carry renters insurance on personal belongings.