UNIVERSITY OF OKLAHOMA HEALTH SCIENCES CENTER
UNIVERSITY VILLAGE APARTMENT LEASE AGREEMENT

This Lease Agreement is entered into this day of , 20_. Between Board of Regents of the University of Oklahoma, herein called University, and Tenant One (1): ___________________________ Tenant Two (2): __________________________________

1. OTHER PERSONS OCCUPYING APARTMENT:

2. RENTAL:

3. UTILITIES AND LIMITATION OF LIABILITY:

4. OBLIGATION TO PAY RENTALS:

5. TERMINATION:

6. COVENANTS OF TENANT:

a. It is specifically agreed that the above Covenants of Tenant are conditions and special provisions of this Lease Agreement and if Tenant violates any of said Covenants, the University reserves the right to cancel this lease without advance notice.

b. If Tenant's account becomes delinquent and is placed on an open Bursar account if not timely paid may be charged by the semester.) The standard University service charge will be assessed to all housing charges placed on an open Bursar account if not timely paid.

c. Rentals on the apartment unit shall continue to accrue until this lease has terminated in accordance with the provisions of this lease and University policies and procedures.

d. If Tenant's account becomes delinquent and is placed with the University Collections Department or any other collection agency or agencies, which may be based on a percentage of the delinquent balance not to exceed 40%, costs of collection, and other fees, it may be charged by the semester.) The standard University service charge will be assessed to all housing charges placed on an open Bursar account if not timely paid.

e. The rental rate per calendar month shall be: Tenant 1: $__________ Tenant 2: $__________

f. Tenant shall not keep or allow any dog, cat, fowl, or other animal in the apartment or the premises. In the event of a violation, the University reserves the right to require the Tenant to remove said animal(s) from the premises and to pay for any damages, including, without limitation, cleaning and sanitation costs, incurred as a result of said violation.

7. SECURITY DEPOSIT:

8. VACATING THE APARTMENT:

9. MOVE-IN-FEES:

10. OWNER'S RIGHT TO CANCEL LEASE AGREEMENT:

a. University agrees to use reasonable care in furnishing utilities; provided that University shall not be responsible for the failure to furnish utilities (including, but without limitation, heat, air conditioning, water, sewer, and garbage service), and the obligations of this lease shall not be affected by the failure of University or its agents to provide the same. No claim for loss, delay, or damage to the personal property of Tenant located in the premises and common areas shall be the fault of the University.

b. University will furnish water, trash, basic cable and internet service. Tenant is responsible for electricity costs and credits associated with any upgrades to the cable and internet service provided by the University.

c. University hereby leases to Tenant, and Tenant leases from University, the following apartment unit: ___________________

d. If Tenant's account becomes delinquent and is placed with the University Collections Department or any other collection agency or agencies, which may be based on a percentage of the delinquent balance not to exceed 40%, costs of collection, and other fees, it may be charged by the semester.) The standard University service charge will be assessed to all housing charges placed on an open Bursar account if not timely paid.

e. By entering into this lease, Tenant must vacate the premises by the effective date of the increase. By entering into this lease, Tenant must vacate the premises by the effective date of the increase. If Tenant elects to vacate and terminate, written notice must be given to the University at least 30 days prior to the date the new rate becomes effective and the Tenant is responsible for any balance of the effective date of the increase. If Tenant elects to vacate and terminate, written notice must be given to the University at least 30 days prior to the date the new rate becomes effective and the Tenant is responsible for any balance of the effective date of the increase.

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g. University agrees to use reasonable care in furnishing utilities; provided that University shall not be responsible for the failure to furnish utilities (including, but without limitation, heat, air conditioning, water, sewer, and garbage service), and the obligations of this lease shall not be affected by the failure of University or its agents to provide the same. No claim for loss, delay, or damage to the personal property of Tenant located in the premises and common areas shall be the fault of the University.

h. Tenant shall not assign or sublet this lease or any of his rights concerning this apartment unit or premises to any other person or entity without the prior written consent of the University. All person occupying the apartment unit without prior written consent of the University. All person occupying the apartment unit without prior written consent of the University. Rental agreements that the University reserves the right to refuse future lease agreements to any Tenants for whom the University has reason to believe are cumulative and are not exclusive of any other rights, remedies, or benefits which the University may have at law, in equity, by statute, or otherwise.

i. Tenant shall not assign or sublet this lease or any of his rights concerning this apartment unit or premises to any other person or entity without the prior written consent of the University. All person occupying the apartment unit without prior written consent of the University. All person occupying the apartment unit without prior written consent of the University.

j. If there is more than one Tenant, each Tenant shall be jointly and severally liable for the compliance with and performance of the terms and conditions of this Lease Agreement including, but not limited to, the obligation to pay the rental set forth in Paragraph 3. Tenant shall pay rentals when due without delay or demand by University. The rights, remedies, and benefits of University and any other rights, remedies, or benefits which the University may have at law, in equity, by statute, or otherwise.

k. Tenant shall have the Internet access provided by the University to which the University reserves the right to refuse future lease agreements to any Tenants for whom the University has reason to believe are cumulative and are not exclusive of any other rights, remedies, or benefits which the University may have at law, in equity, by statute, or otherwise.

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Please read the following instructions for vacating your apartment

1. If you are moving out of your apartment, you must either be at the end of your lease or obtain a release from your housing obligation through the University Village Management.

2. You must make an appointment with University Village Management to check out of your apartment. Please email the University Village Apartment (UVA) Manager at james-weller@ouhsc.edu to schedule your appointment.

3. Check out appointments can only be made during UVA Office hours: Monday thru Friday, 9 a.m. to 5 p.m.

4. Prior to your scheduled check out appointment, you must remove all your possessions and thoroughly clean your apartment.

5. You must turn in your keys at the time of your check out. Failure to return all keys will result in a recombination of all the apartment locks. That charge will be deducted from your deposit.

6. All rent charges will end at the end of the lease. If you sign a lease extension, then the charges will cease at the end of the extension.

7. If you do not check out properly, your $200.00 security deposit will not be fully refunded. If you are charged in excess of $200.00 upon moving out, your Bursar Account will reflect those charges.

8. **Apartment must be left clean when vacating and put in original condition as it was when received.**
   
   a. The stove should be thoroughly cleaned. Tenants are required to clean burner/drip pans, oven and broiler pans (lift lid where grease and food might have dripped). For safety, tenants are reminded to make sure the stove is off while cleaning. Electric stoves should be turned off at the breaker box.
   
   b. All cabinets and drawers are to be cleaned inside and outside. Any shelf paper is to be removed throughout the apartment. There should be no food particles left.
   
   c. Remove grease from the walls, stove fan/hood and cabinets around stove and refrigerator.
   
   d. All food should be removed from your refrigerator and freezer. Clean inside and outside. Do not turn your refrigerator off.
   
   e. Window sills, panes and blinds should be dusted/cleaned.
   
   f. Hard floors must be swept and mopped.
   
   g. Carpet should be vacuumed. All stains should be removed.
   
   h. Clean bathtub, shower walls, commode, bathroom sink, mirror and medicine cabinet. Remove mold and stains with bleach if necessary. Everything should be white.
   
   i. In the event that it is necessary for UVA staff to clean the apartment, the vacating resident will be charged for the cost of the work.
   
   j. All cleaning and damage charges will be divided equally between the occupants listed on the lease agreement.

9. Please leave a forwarding address at the time of check-out. Any deposit remaining after charges are deducted will be returned to you. It can take up to 30 days to process and mail your deposit refund.

10. Notice of change of address should be filed with the Post Office.