

VISION 16 MEN'S RENTAL CONTRACT

SEPTEMBER 16, 2024 – JUNE 15, 2025

The undersigned _____ (“**Resident**”) agrees on this date, (__ / __ / ____), to rent from Vision 16 (“**Landlord**”), a Room (“**Room**”) assigned by Landlord at the premise (“**Premise**”) located at 5004 17th Ave. NE in Seattle, Washington (the “**17th Ave House**”), including room and board, for the 2024-2025 academic year. By signing this Vision 16 Men’s Rental Contract (“**Contract**”), Resident and Landlord agree to the following:

1. TERM: Unless terminated earlier as provided in this Contract, the term of this Contract begins on September 16, 2024 and ends on June 15, 2025 (the “**Term**”), with the exception of Christmas Break (December 13, 2024 5PM through January 4, 2025 9AM), *when the 17th Ave House will be closed*. Resident agrees to rent from Landlord, according to the terms and conditions of this Contract, for the entire term. Failure of Resident to rent for the entire term will result in the forfeiture of Resident’s Security Deposit, all rent paid to the date of termination, and a \$500 termination fee.

2. BOARD: Landlord will provide a “*standard meal plan*” to all residents. The standard meal plan includes breakfast, lunch, and dinner Monday – Friday. On Saturday and Sunday, the standard meal plan includes only raw ingredients, from which residents may prepare meals.

The standard meal plan begins with lunch on September 16 and ends with lunch on June 13. The standard meal plan does not include dinner on the *Wednesday before Thanksgiving* or on the *Friday of each finals week*. Further, during the following academic recesses, the 17th Ave House kitchen is closed and no meals will be provided:

Veteran’s Day: November 11, 2024

Thanksgiving break: November 28-29, 2024

Christmas break: December 13, 2024 - January 4, 2025

Martin Luther King Holiday: January 20, 2025

Presidents Day: February 17, 2025

Spring break: March 22-30, 2025

Memorial Day: May 26, 2025

3. ROOM AND BOARD FEE: Resident’s room and board fees for the academic year must be paid for quarterly, with a deposit in June. Payments must be made as follows:

Due Date	Rent & Fees		Payment Applied to
	<i>New Resident</i>	<i>Returner</i>	
Paid with Application	\$50.00		FALL R&B/APPLICATION FEE
June 1, 2024	\$1,306.00	\$1,356.00	FALL ROOM & BOARD/DEPOSIT
October 1, 2024	\$2,712.00		FALL ROOM & BOARD
October 1, 2024	\$200.00		SECURITY DEPOSIT*
October 1, 2024	\$100.00		CLEANING FEE**
October 1, 2024	\$100.00		SOCIAL FUND
January 1, 2025	\$4,068.00		WINTER ROOM & BOARD
April 1, 2025	\$4,068.00		SPRING ROOM & BOARD

* may be refundable

** nonrefundable

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- 4. PAYMENTS:** Landlord will provide Resident with access to a web payment portal to make payments. Resident must set up their account according to Landlord's instructions. Landlord will provide a link to this payment portal on the website, linktr.ee/vis16 or vision16.net. Resident will pay an additional ten-dollar (\$10) convenience charge for each payment that uses alternative methods to online rent payment (e.g. Check or Cash).
- 5. UTILITIES:** Landlord will pay all public utilities charged against the 17th Ave House including water, sewer, gas, electricity, and waste. Landlord will provide access to wireless Internet service throughout the 17th Ave House. Resident may not install additional routers or repeaters without Landlord's written consent. Resident is responsible for maintaining adequate virus protection and security on all personal electronic equipment.
- 6. MOVE IN INSPECTION:** Prior to occupying their assigned Room, Resident will complete and sign a *Room Condition Report*, indicating the condition of their assigned Room and furnishings, and Landlord will complete and sign a *House Condition Report*, indicating the condition of the 17th Ave House. At the end of the term, Resident will be charged if Landlord's inspection reveals uncleanliness or damage not indicated on the *Room Condition Report* or *House Condition Report*, beyond normal wear and tear. If individual responsibility for damage, loss, or defacement cannot be determined, charges will be assessed equally among all residents at Landlord's sole discretion.
- 7. LATE CHARGE:** *If payment is five (5) days past due, or postmarked 5 days past due, Resident will incur a thirty-five dollar (\$35) charge. For each additional day past due, Resident will incur a charge of five dollars (\$5). If a check is returned for any reason, Resident will incur a twenty five dollar (\$25) non-sufficient funds charge, in addition to all late charges.*

If Landlord accepts a partial payment, that acceptance is not a waiver of Landlord's right to receive all applicable late charges or other amounts owed.

- 8. REFUNDABLE SECURITY/DAMAGE DEPOSIT:** According to the schedule in Section 5, Resident will pay a \$200.00 Security Deposit, to ensure Resident's performance of obligations under the Contract. The \$200.00 Security Deposit may be refunded if Resident complies with all terms of this Contract. Landlord may retain all or a portion of the Security Deposit on termination or at the end of the term. According to inspection in Section 6, refund of any portion of the Security Deposit is contingent on the *Room Condition Report* and *House Condition Report*, and is at Landlord's sole discretion.
- 9. NONREFUNDABLE CLEANING FEE:** According to the schedule in Section 3, Resident will pay a \$100.00 non-refundable Cleaning Fee, for professional cleaning services at the end of the term. *The \$100.00 Cleaning Fee is nonrefundable.*
- 10. ROOM ASSIGNMENT:** Landlord, at Landlord's sole discretion, will assign Resident a Room in the 17th Ave House. Room size ranges from two to five (2-5) occupants. Resident will be assigned roommates by Landlord at Landlord's sole discretion.
- 11. FURNISHINGS:** Landlord will provide Resident with a single bed, desk, dresser, overhead light, and closet space. Resident must supply whatever additional furnishings are desired. Coin-operated laundry facilities are available to Resident, at Resident's expense.

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- 12. REMOVAL OF PERSONAL PROPERTY:** No storage is provided to Resident beyond Resident's assigned Room. Resident may not store personal property in any common area and all personal property must be removed when Resident vacates the Premises or at the end of the term. *Any personal property left beyond term or improperly stored may be disposed of by Landlord at Resident's expense.*
- 13. ALTERATIONS:** Resident may not paint or make any other permanent alterations, changes or additions to Room or Premise, including certain décor and alternations to fixtures, locks, or wiring without Landlord's prior written consent.
- 14. NO LIABILITY; WAIVER:** Loss, damage, or theft of personal property is solely at the risk of Resident. Resident will hold Landlord harmless in any matter relating to loss, damage, or theft including that sustained from the action of a third party, fire, water, or the elements. Further, except for the gross negligence of Landlord, Resident will hold Landlord harmless and will not make any claim against Landlord for any loss, costs, damage, or expenses related to any accident or occurrence causing injury or damage to any person or property in the 17th Ave House, on the surrounding property, or in any other location during an event related to or sponsored by the 17th Ave House residents.
- 15. INSURANCE:** Resident is required to secure their own renter's insurance for Resident's personal property and liability coverage for damage or fire caused by Resident or its guests.
- 16. MAINTENANCE:** Resident will maintain the 17th Ave House and surrounding property—including the parking area, yard, furnishing, appliances, floor coverings, and draperies—in good order and clean, sanitary condition. Resident will perform all work duties assigned by Landlord in a timely manner.
- 17. HOUSE RULES:** Resident will comply with all house rules, including those in this Contract and those determined by house leadership.
- 18. COMMUNITY POLICIES:** Resident will read and comply with all community policies, including those in this Contract and the attached *Policy Agreement*.
- 19. PETS:** Pets are not allowed on the Premises.
- 20. PARKING:** Parking is to be arranged by the resident. Parking is not allowed in the guest parking spot from 8 AM to 6 PM Monday-Friday. Doing so will result in an immediate fine of up to \$50 and possible impound at the resident's expense.
- 21. ROOF ACCESS:** Resident or guests of Resident are not allowed to access roofs on the Premises. Doing so will result in a fine and possible eviction. First offense: \$50. Second offense: \$250. Third offense: eviction and termination fee.
- 22. TERMINATION:** This Contract remains in effect until the end of the term. However, Landlord may terminate this Contract immediately under the following conditions:
- a. Resident violates the terms of this Contract, the attached *Policy Agreement*, any house rules or policies, or any local, state or federal laws;

Upon termination prior to the end of the term, Resident forfeits their Security Deposit and all rent paid to the date of termination and will pay Landlord a \$500 termination fee.

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- 23. ACCESS INTO RESIDENT'S ROOM:** Landlord will have access to Room and Premises for the purpose of inspection or to make necessary repairs or improvements at reasonable times on reasonable advance notice. In case of emergency or abandonment, Landlord may enter Room or Premise without advance notice of any kind.

- 24. ASSIGNMENTS OR SUBLEASES:** Resident may not assign or sublet their interests under this Contract.

- 25. RULES AND REGULATIONS:** Landlord may make changes to any house rules, Landlord's policies, and the attached *Policy Agreement*, as Landlord deems necessary or prudent. All other provisions of this Contract remain in full force and effect regardless of any change in any rule or policy.

- 26. GOVERNMENT REGULATIONS:** Resident will comply with all applicable laws, ordinances, public rules, and government regulations applicable to the 17th Ave House, its use, or occupancy.

- 27. ENTIRE AGREEMENT:** This Contract, the *Room Condition Report*, *House Condition Report*, attached *Policy Agreement*, and any house rules and Landlord policies constitute the entire agreement of the parties.

- 28. GOVERNING LAW:** The laws of the State of Washington govern this Contract and each referenced document.

- 29. SEVERABILITY:** If any provision in this Contract is found to be illegal, invalid, or unenforceable, all other provisions remain enforceable. In place of any illegal, invalid, or unenforceable provision, a provision as similar in terms to the affected provision, as may be legal and enforceable, will be added.

- 30. NONWAIVER:** If either party fails to require the other party to perform any term of this Contract, that failure does not prevent the party from later enforcing that term. If either party waives the other's breach of a term, that waiver is not treated as waiving a later breach of that term.

The undersigned Resident (and Resident's parent/guardian if Resident is under 18) certifies they have read this Contract and all documents referenced or incorporated and fully agree to the terms and conditions.

LANDLORD:

RESIDENT:

VISION 16

SIGNATURE

DATE

SIGNATURE

DATE

PRINTED NAME

Parent/Guardian if Resident is under 18 DATE

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POLICY AGREEMENT FOR ALL RESIDENTS

Each resident is responsible for upholding Vision 16 policies, the Rental Contract, and all applicable federal, state, and local laws and University of Washington rules and regulations.

1. **ALCOHOL, DRUG, AND NARCOTIC USE:** Alcoholic beverages and narcotic drugs, including marijuana, are prohibited inside and on Vision 16 property. The use of alcohol and/or drugs is detrimental and counter to the principles of Vision 16 and the contract signed by each resident.
2. **TOBACCO/NICOTINE USE:** Smoking tobacco, chewing tobacco, and vaping of any kind are prohibited in the houses or on the surrounding property.
3. **FIREARMS, EXPLOSIVES, AND WEAPONS:** Items potentially hazardous to residents are prohibited inside and on Vision 16 property. These include: guns, firecrackers or other explosives, hunting weapons, live ammunition, flares, swords, slingshots, pellet guns, paintball guns, and bb guns.
4. **BEHAVIOR:** Actions that create risks for Resident's own safety, threaten the safety of others, detract from the community, or result from intoxication due to alcohol or other intoxicants, are prohibited. Actions that create disunity or discord among other students are also prohibited.
5. **SCHOLARSHIP:** Vision 16 is founded on the basis of creating a space for students to be great students. The houses are intended to foster an environment for learning, and a healthy living space for young adults who are in undergraduate schooling.
6. **SERVICE:** As a member of a Vision 16 house, you agree to participate in a ministry area and weekly chore. To be in the houses you must be willing to participate in service. Vision 16 does not require that you serve in any capacity outside the house, although it is encouraged. Service areas are designed to give everyone a part in caring for the home and its residents.
7. **SMALL GROUP:** As a resident of a Vision 16 house you agree to participate in an assigned small group within the community. Small groups meet weekly, with quarterly events such as small group retreat. Time and place of small group will be agreed on by the entire group.
8. **UNDERGRADUATE FULL-TIME STUDENT HOUSING:** Vision 16 provides undergraduate housing. Only students who are considered full-time students are accepted to live in the houses for Fall 2024, Winter 2025, and Spring 2025. A full-time student is defined by the University of Washington as a student who is enrolled in 10 credits or more in a quarter. Exceptions: (1) If a student needs to do a study abroad quarter, the student may return the following quarter by paying ½ rent for the applicable quarter. The student may avoid paying rent during the absent quarter if the student finds a replacement tenant for that quarter; however, the absent student's return to the house is not guaranteed if the house is full to capacity upon return. (2) If a student needs to drop out or reduce class-load to under 10 credits for a quarter, the student needs to inform the Vision 16 business manager and obtain written approval in order to remain in the house. (3) If the student has completed all requirements for graduation by the end of Winter Quarter, the student may remain in the house through the end of the school year upon paying all fees and charges for Spring Quarter.
9. **HOUSE & COMMUNITY PARTICIPATION:** As a resident of a Vision 16 house you are choosing to be a part of a house culture and dynamic. You must agree to attend weekly house meetings, quarterly community gatherings, and other events set up by the Vision 16 leadership.
10. **GUEST/VISITATION RULES:** Resident is responsible for the conduct of each guest they bring onto the Premise. Resident understands guests are prohibited on the 2nd floor, 3rd floor, and basement bedrooms, between the hours of 12:00am and 8:00am, Sunday – Thursday and between 2:00am and 8:00am, Friday and Saturday. Guests of the opposite gender may not spend the night. Guests of the same gender who wish to spend the night for more than one night must obtain prior written permission from Vision 16. Guests of the opposite gender may not sleep in the house. If all residents of the home have gone to bed, guests not approved for overnight visits may not stay within the house.

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11. IN REGARDS TO POLICY AGREEMENT #1 (ALCOHOL, SUBSTANCE, AND NARCOTIC USE) AND POLICY AGREEMENT #10 (GUESTS/VISITATION RULES) THE FOLLOWING PROCEDURES APPLY:

1st Offense: When a person is found using or possessing alcohol, substances, or narcotics on Vision 16 property or having an overnight guest of the opposite gender, the following disciplinary actions will take place:

- \$100 Fine
- Conversation with house presidents

2nd Offense: When a person is found using or possessing alcohol, substances, or narcotics on Vision 16 property or having an overnight guest of the opposite gender a second time, the following disciplinary actions will take place:

- \$250 Fine
- Conversation with Vision 16 Staff and Leadership (Skip and Liz Li, Business Manager, Women's Coordinator, and house presidents)
- Grounds for dismissal based on nature of the incident

3rd Offense: When a person is found using or possessing alcohol, substances, or narcotics on Vision 16 property or having an overnight guest of the opposite gender for a third time, the following disciplinary actions will take place:

- Conversation with Vision 16 Staff and Leadership (Skip and Liz Li, Business Manager, Women's Coordinator, and house presidents)
- Strong grounds for dismissal based on the nature of the incident

Reporting:

We ask that students report all concerns, issues, or policy violations to their specific house president(s), preferably directly. If a student does not feel comfortable bringing up an issue or report directly, there will be an online Google Form provided on the Vision 16 website for each house to have the opportunity to anonymously submit reports to their specific house president(s).