The University hereby leases to Tenant, and Tenant leases from the University, the apartment unit and appurtenances and/or privileges described and shown on the plan hereto attached as Exhibit "A," and the terms and conditions of this lease shall specifically apply to the University Village Apartments.

These instructions are marked Exhibit "B" and made a part of this lease agreement. Failure of Tenant to follow said instructions may result in the continuance of rental charges, accumulation of damages, and forfeiture of Tenant's deposits.

Tenants shall not use or keep any satellite dish in the apartment or premises adjacent thereto, or in any area owned or possessed by the University.

The University reserves the right to cancel this lease without advance notice. A request for the recovery of said rentals together with any additional property damages, service charges, collection costs, and reasonable attorney's fees shall be made a part of this lease agreement.

b. Roommates in University Village Apartments who are listed on the lease agreement shall be entitled to written notice of the failure of his/her roommate to pay his/her housing obligation when the failure to pay has an adverse economic effect on the roommate who is paying in accordance with the terms of this lease agreement. The roommate paying in accordance with the terms of this lease agreement was provided related to felony conviction or registration, the University also reserves the right to immediately terminate this lease.

a. It is specifically agreed that the above Covenants of Tenant are conditions and special provisions of this lease. Should Tenant fail to pay rentals, as set forth in this lease, or to maintain the apartment unit in substantial compliance with the terms and conditions of this lease, University shall have the right to bring court action against Tenant for the recovery of the balance of the lease.

Tenants shall not use or keep any animal, including but not limited to fish, birds, reptiles, rodents, or other hazards to health and safety.

The apartment unit shall be used for residential purposes only by the Tenant and no business activities, including but not limited to the operation of a commercial vending machine, shall be conducted on or in the apartment unit.

Rentals shall continue to accrue until this lease has terminated in accordance with the provisions of this lease. Should termination be approved and Tenant moves before the end of the original term, Tenant shall pay, in addition to the rent due for the balance of the lease, a penalty equal to one month's rent.

If the University shall elect to restore the premises, Tenant shall pay all costs of repair and shall return the premises to a clean, neat, and orderly condition.

The University reserves the right to increase rental rates as circumstances warrant, by giving Tenant at least 30 days advance written notice of the increased rental, or to refuse to renew this lease at the end of the term thereof. Notice of such action shall be given to Tenant at least 30 days prior to the expiration date of the term of the lease, and if the Tenant agrees to the increased rental rates or vacates the apartment and terminates this lease as of the effective date of the increase. If Tenant elects to vacate and terminate, notice must be given to the University at least 30 days prior to the date the increase goes into effect.

The University shall have the right to increase rental rates as circumstances warrant, by giving Tenant at least 30 days advance written notice of the increased rental, or to refuse to renew this lease at the end of the term thereof. Notice of such action shall be given to Tenant at least 30 days prior to the expiration date of the term of the lease, and if the Tenant agrees to the increased rental rates or vacates the apartment and terminates this lease as of the effective date of the increase. If Tenant elects to vacate and terminate, notice must be given to the University at least 30 days prior to the date the increase goes into effect.

The University reserves the right to refuse to issue new lease agreements for any reasons it deems just and reasonable, including but not limited to the tenant's failure to pay rent on time, the tenant's violation of the rules and regulations of the University, or the tenant's violation of the laws and ordinances of the city, county, and state.
Exhibit “B”

Move Out Instructions

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 e-mail the University Village Apartment (UVA) Manager 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.

Exhibit “C”

1. Move-around Process:

In order to be allowed to move out of your existing apartment, you must complete the University Village Move-Around Guidelines and Request Form. A $50 fee will be assessed upon switching apartments even if move around occurs at the end of lease. If you do move into another apartment before the expiration of your lease agreement, a new lease agreement must be signed.

2. Lock-Outs:

If you find yourself locked out of your apartment during regular business hours, please contact University Village Management and they will assist you in getting your apartment opened at no charge. However, if lockouts take place after business hours, then a fee of $50 will be assessed on your bursar bill.