Preamble
The Brown Building (the “Brown Building” or the “Premises”) is a privately-owned apartment community containing apartment residences primarily for the use of University of Connecticut - Waterbury Campus students, and for students attending other area colleges and universities. Landlord does not discriminate on the basis of sex, religion, national origin, or any other protected class. Expectations of community living include, but are not limited to: (i) sharing and negotiating the use of space with others; (ii) treating others with respect; (iii) conducting mannerly communications with roommates, suitemates, other Brown Building residents and Brown Building staff; and (iv) fully complying with the Brown Building Policies and Procedures (the “BBPP”) (see Appendix). Residents found to be in violation of these expectations may be subject to lease termination and removal from the Premises.

Parties
This contract (the “Contract” or “Lease”) is made between GreenHub Development Cooperation 1 LLC (the “Landlord”) and the student (the “Resident”). Each Resident must provide a guarantor (the “Guarantor”) of his or her obligations under the Contract, such Guarantor to be the parent, legal guardian of the Resident, or other person(s) agreed and approved by the Landlord. The Guarantor will be a Party to the Lease.

Student Status Requirement
The Brown Building residences are provided primarily for the use of registered full-time undergraduate students. All Residents must produce valid student ID and evidence of matriculation.

Assignment and Condition of Rooms
While the Resident may have requested assignment of a particular room or roommate(s), the Resident acknowledges and agrees that the ultimate decision concerning room assignments belongs solely to the Landlord. Furthermore, the Resident agrees that he/she has examined the assigned room, accepts such room as assigned to him/her, and agrees to lease said room in its “AS IS” condition.

Vacating and Reassigning Rooms
Landlord reserves the right to change a room assignment whenever in Landlord’s judgment such change is deemed advisable in the interests of order, health, safety or behavior. Landlord reserves the right to consolidate Residents into partially filled apartments or suites, or to assign additional Residents to units not fully occupied. The Landlord reserves the right to evaluate and change room capacity and to equitably adjust the applicable Contract Rates accordingly.

**Contract Rates and Term**

Single Occupancy Bedrooms: $5,700 per Semester ($11,400 per school year)
Double Occupancy Bedrooms: $4,450 per Semester ($8,900 per school year)

Leases are for a Term of one academic year. See Term of Occupancy below. The Contract Rates are payable as described below.

Other Fees and Expenses:

1) Security Deposit: $500.00. Security Deposit is payable with the Payment of Contract Rates for the Fall semester. The Security Deposit shall be held by Landlord in a separate, interest-bearing account. At the conclusion of the Term of Occupancy, the Security Deposit will be returned to the Resident less any arrears and/or Damages. Any portion of the Security Deposit that is not applied by Landlord shall be returned to the Resident within 30 days after the Term. Also, Landlord has the right to not return the security deposit if the resident has paid his or her lease over 15 days late as per the lease terms for payment.

2) Cleaning Fee: $100.00. All Residents must pay a $100.00 Cleaning Fee. The Cleaning Fee is payable with the payment of Contract Rates for the Fall semester.

3) Lost KeyCard: Students who lose their KeyCard or otherwise require management to provide entry will be charged $25.00 per occurrence.

4) Lost Keys: Students who lose their bedroom door key or otherwise require management to provide entry will be charged $50.00 per occurrence.

Payments are due according to the following schedule:

1) Upon Lease execution by both parties, Resident must pay 15% of the Contract Rate for the First Semester plus the security deposit and the cleaning fee. For Residents in Single Occupancy Bedrooms, this payment will be $855.00 plus $500 plus $100, or $1,455.00. For Residents in Double Occupancy Bedrooms, this payment will be $667.50 plus $500 plus $100 or 1,267.50.

2) Upon taking Occupancy, Residents must pay the remainder of the Contract Rate for the First Semester. For Residents in Single Occupancy Bedrooms, this payment will be $4,845.00. For Residents in Double Occupancy Bedrooms, this payment will be $3,782.50.

3) On December 1st, Residents must pay the Contract Rate for the Spring Semester. For Residents in Single Occupancy Bedrooms, this payment will be $5,700. For Residents in Double Occupancy Bedrooms, this payment will be $4,450.

**Utilities and Appliances**

Landlord shall be responsible, at Landlord’s expense, for furnishing and maintaining all heating, plumbing, electricity and internet services, as well as appliances that are appurtenant to the rooms.
Term of Occupancy
All Residents will be afforded use of the Premises beginning at least 3 calendar days prior to the beginning of Fall semester and ending at least 3 calendar days after the close of the Spring semester. For the academic year 2018 to 2019, these dates are anticipated to be August 25, 2018 through May 8, 2019.

Use of Common Space
The Resident shall also have permission to use the common spaces within the Premises, including the vending machines, so long as the standards set forth in the BBPP are always adhered to by the Resident. Landlord shall be responsible for the cleaning of the common areas.

Termination
A Resident’s Lease will be terminated without proration, and that Resident subject to immediate removal, in any case where the Resident: (i) fails to pay the Contract Rates when due; (ii) graduates more than 1 month prior to the expiration of the Lease; (iii) withdraws from his/her educational institution; (iv) takes a leave of absence from his/her education institution; (v) becomes the subject of disciplinary action resulting in separation from the Resident’s educational institution; or (vi) otherwise abandons or constructively abandons occupancy. Once terminated, the Resident forfeits all rights to the assigned room for the remainder of the Term of Occupancy.

Vacating the Unit
When a Resident vacates, the Resident is responsible for removing all personal belongings. Any personal belongings remaining in the Unit after the expiration or earlier termination of the Term of Occupancy will be deemed abandoned and removed and disposed of by Landlord. The cost of removal and disposal will be charged to the Resident. The Resident is responsible for leaving the Unit in broom clean condition.

Damages
The Resident will be held financially responsible for damages to the assigned Unit caused by acts of commission or omission of the Resident or the Resident’s guests. Upon taking possession of the Unit, the Resident agrees to complete a Room Condition Report with Landlord or Landlord’s representative, which reflects the condition of the Unit. A final inspection by Landlord or Landlord’s representative will occur at the time Resident vacates. Such inspection will be for the purpose of assessing any damages to the Unit. The Resident agrees to reimburse the Landlord for any and all damages incurred, exclusive of normal wear and tear.

No Liability for Personal Property
Landlord assumes no legal obligation and shall not be liable for damages, theft or loss of Resident’s personal property due to any cause whatsoever. The Resident is responsible to protect and secure any personal property and is encouraged to obtain appropriate renter’s insurance.

Right of Entry
By executing this Lease, the Resident grants the Landlord and its agents and representatives the right to enter the Unit for inspection, for maintenance and repairs, to show Unit to prospective future residents, to insure sanitary conditions and safety standards, and to insure compliance with the BBPP.
Prohibition of Sublease and/or Assignment
Resident may not under any circumstances sublease or assign, in whole or in part, this Contract, or otherwise permit anyone not specifically assigned to his/her unit to reside therein.

Brown Building Policies and Procedures
The BBPP (see Appendix) is hereby incorporated by reference.

Entire Agreement
This Contract contains the entire agreement between the Resident and Landlord and supersedes all prior and contemporaneous understandings and agreements, whether oral or in writing, between the parties respecting the subject matter hereof.

Building Management
All issues and inquiries regarding the Premises and any subject set forth herein should be immediately directed to:

   The Management office 203 596-0300 EXT 1001
   info@brownbuildinglivng.com

Legal Matters
This contract shall be governed in accordance with the law of the State of Connecticut, and all disputes regarding the subject matter of this contract shall be heard solely in the applicable courts sitting in Waterbury, CT.
Contract Signatures

I have read and understand this Contract in its entirety and agree to its terms and conditions, and I have reviewed the BBPP. I understand that failure to comply with the terms and conditions of the Contract or the BBPP may result in removal by Landlord.

Name of Resident: ____________________________________

Signature: ____________________________________ Date: _______________

Name of Guarantor: ____________________________________

Signature: ____________________________________ Date: _______________

Landlord: ____________________________________ Date: _______________
The following policies and procedures shall be upheld at The Brown Building at all times.

**Respect**
1. Residents have a responsibility to respect the rights of others and behave in a fashion that is considerate of others.
2. Residents shall help to foster a strong residential community by making reasonable efforts to discourage other residents from engaging in inappropriate or abusive conduct.
3. Residents must respect the privacy of all fellow residents and all fellow residents’ rights to normal use of their units.

**Safety – The safety and well-being of students is our primary concern!**
1. In the event of an emergency, a Resident shall call 911.
2. If any Resident or guest of a Resident finds him/herself in a hazardous situation, immediately call 911.
3. Residents are responsible for locking their doors at all times. Residents are prohibited from propping open or tampering with any doors or locks.
4. Residents are expected to be knowledgeable about all fire exits in the building and to cooperate with all fire system testing and drills conducted at the Premises.
5. Tampering with any smoke or carbon-monoxide detectors is strictly prohibited.

**Conduct**
1. All Residents are required to carry proper identification at all times.
2. Quiet hours are times when conversations, music, and other noise must be kept to a low level and should not be heard outside the Resident’s unit. Quiet hours are (i) from 10:00 pm to 7:00 am on Sunday through Thursday; and (ii) from midnight to 8:00 am on Friday and Saturday.
3. Smoking is prohibited on Brown Building premises.
4. Door to door solicitation and/or canvassing are prohibited at all times.
5. Sports, including any sport related activity, including without limitation, ball playing, rollerblading, water/food fighting, darts, and any activity, which could cause personal injury or property damage, is prohibited.
6. Placing or suspending items out of windows is prohibited.
7. Pets are prohibited. Any Resident requiring a service or assistance animal must address such requirement with Landlord.
8. All guests must be escorted through the Premises by the Resident host. While on the Premises, Residents are responsible for their guests at all times. Any guest must produce a valid picture ID upon request of Brown Building staff.
9. Defacing the Premises (inside or outside) with graffiti, painting, posters, flyers, etc. is prohibited.
10. Underage drinking is prohibited.
11. All appliances provided by Landlord should be used and kept in a safe and clean manner.
12. Garbage should be disposed of in the designated places, and nowhere else.

**Permissible/NON Permissible Items**

The following are lists of prohibited and acceptable items. Please note that these are not exhaustive lists. If there are any items in question, please consult the Management Office.

**Prohibited Items**

- Privately owned air conditioners (all suites are fully air conditioned)
- Electric heaters (all suites are fully heated)
- Kerosene heaters
- Electric grills or skillets
- Hot plates
- Toaster ovens
- Halogen lamps (of any kind-desk, floor, table, etc.)
- Candles or incense
- Firearms, ammunition, guns, bb guns, slingshots and launching devices, or any weapons of any kind or material
- Any items with explosive heating elements, including but not limited to hover boards
- Drugs, narcotics, harmful materials,
- Homemade lofts
- Cinder blocks
- Water beds
- Ceiling fans

**Acceptable UL Approved Appliances**

- Popcorn maker
- Coffee maker
- Simple toaster
- Simple food processor
- Handheld blow dryer