Family Housing Agreement

I. Definitions
For purposes of this Agreement, the terms below have the following meanings:

**Agreement:** The Family Housing Agreement.

**Agreement Period:** The period commencing on the Effective Date and continuing on a month-to-month basis through Move-out.

**Apartment:** A University-assigned unit located in Blakeley Village, Laurel Village or Stevens Court including any assigned exterior storage closets, patios, porches, balconies and stairwells.

**Common Areas:** All areas on Family Housing premises for the common use of Family Housing residents including, but not limited to, community centers, entry areas, hallways, parking areas, courtyards, grounds and stairwells.

**Deposit:** A payment of $300 required to occupy an Apartment within Family Housing.

**Effective Date:** The date this Agreement begins as indicated in Section XIII.

**Family:** Spouse, registered same-sex domestic partner and/or legal dependents living with the Student, as indicated in Section XIII.

**Family Housing:** Blakeley Village, Laurel Village and Stevens Court.

**HFS:** Housing & Food Services, a department of the University of Washington.

**Housing Rate:** The monthly amount specified at www.hfs.washington.edu/housing/frates, to be paid by the Student to the University as consideration for the privilege of residing in a Family Housing Apartment.

**Move out, Move-out:** Refers to the termination of use and relinquishment of possession by the Student and Family of the Student’s Apartment, the removal of all personal belongings and in compliance with all Vacate Procedures as stated at www.hfs.washington.edu/housing/ftcheckout including, but not limited to, returning keys.

**Student:** The individual identified in Section XIII as a party to this Agreement.

**University:** The University of Washington, Seattle campus.

**University Housing:** The entire network of University housing operations including the Residence Hall System, 12-Month Apartments, Family Housing and facilities operated in a public-private partnership with the University (Commodore Duchess, Nordheim Court and Radford Court).

**Vacate:** Refer to Move out.

II. General Provisions

A. I understand this Agreement is a legal and binding document between the University and me, a University student. The University grants a license for my Family and me to reside in an assigned space. The relationship created by this Agreement between the University and me is that of licensor and licensee, not that of landlord and tenant.

B. The University and I intend for this Agreement to constitute a license for the use of an Apartment in Family Housing as assigned by the University, as well as the use of the Common Areas of Family Housing, and further intend that this Agreement will not constitute a lease and will not create or transfer an interest in or a lien upon real estate. The use and occupancy of the Apartment by my Family and me is being provided incidental to the provision of educational services by the University.

C. I agree to all of the terms and conditions of this Agreement and acknowledge that this Agreement is binding once I have signed it.

D. This Agreement is entered into by and between the University and me, a University student, for the use and occupancy by my Family and me of an Apartment in Family Housing according to the terms specified below.

E. I will be financially responsible for all payments as stated in this Agreement.

F. I agree that all charges in this Agreement for the related service or action represent a reasonable approximation of the University’s administrative costs.

G. I agree to accept an Apartment in Family Housing as assigned by the University beginning on the Effective Date and continuing on a month-to-month basis until the University or I terminate this Agreement.

H. I may not transfer or assign this Agreement, or the right to occupy my assigned Apartment, or any other rights or benefits granted hereunder, to another person except as authorized by HFS as stated in Section VI.F.

I. My failure to comply with any term of this Agreement shall be grounds for the University to declare me in breach of this Agreement and require that my Family and I Move out of Family Housing. My failure to comply with any term of this Agreement may also result in other action against me by the University including, but not limited to, disciplinary action, termination of this Agreement, collection of outstanding debt and recovery of collection agency fees, and future ineligibility to reside in University Housing as stated in Section IV.L.

J. I certify that the information provided by me in my housing application is true, complete and accurate. If the University determines that I have provided untrue, incomplete or inaccurate information, the University will have a basis to declare me in breach of this Agreement, take disciplinary action, and/or require that my Family and I Move out of Family Housing.

K. My primary contact phone number will be provided to the University for use by the emergency alert system. More information can be found at http://www.washington.edu/safety/alert.

L. This Agreement may be amended with a 30-day notice by the University during the term of this Agreement.

III. Eligibility

I represent and warrant that I am eligible to reside in a Family Housing because I meet and will maintain while in residence all of the following eligibility criteria and expectations, as well as any eligibility criteria as required by WAC 478-156-016, which may be viewed at http://apps.leg.wa.gov/wac/default.aspx?cite=478-156-016.
A. I currently am or have been accepted as a student at the University, and I must maintain my status as a full-time registered student. Full-time is defined as either (a) a graduate student registered for and earning a minimum of 10 credits per quarter in at least three of the four quarters during the academic year; or (b) an undergraduate student registered for and earning a minimum of 12 credits per quarter in at least three of the four quarters during the academic year. The academic year begins with autumn quarter.

B. If I am graduating, I am considered eligible to reside in my Apartment up to 45 days after my graduation date as long I follow the appropriate procedures outlined in Section IX.

C. I will reside in and occupy my assigned Apartment with my Family. My Family will be required to Vacate when I Move out of the Apartment.

D. I have not been previously been dismissed from University Housing nor has the University ever terminated my agreement, contract or lease, or filed an eviction or unlawful detainer action against me for any University Housing facility.

E. I have not checked out at the request of the University’s designated property management company in lieu of legal eviction or unlawful detainer.

F. My Apartment size is assigned based on my Family size, as outlined online at www.hfs.washington.edu/housing/fheligibility. I agree that only the persons listed in Section XIII will occupy these premises unless the University gives advance written permission for changes. If my Family size changes, I will notify the HFS Student Services Office, 210 Lander Hall or hfsinfo@uw.edu, within 72 hours so that arrangements can be made to transfer my Family to an appropriately-sized Apartment, if necessary. I will be required to provide appropriate documentation to confirm my eligibility for a particular Apartment size.

G. I have not, nor has any Family member, been convicted or found guilty of, or adjudicated to have committed, a sex offense in any jurisdiction in the U.S. or any other country or territory resulting in me or any Family member being classified as a Level II or Level III sex offender pursuant to the laws of the State of Washington or similarly classified pursuant to the laws of any other jurisdiction.

H. I am not, nor is any Family member, currently under active supervision or on probation by the Washington State Department of Corrections or by another agency/department in Washington State or in any other jurisdiction as a result of having been convicted, found guilty of, or adjudicated to have committed any sex offense including, but not limited to, those resulting in me, or any Family member, being classified as a Level I offender pursuant to the laws of the State of Washington or similarly classified pursuant to the laws of any other jurisdiction.

I. If I, or any Family member, have ever been classified as a Level I sex offender or similarly classified by/in another jurisdiction and am/is not currently under any kind of supervision, I agree to inform HFS of this at the time this Agreement is submitted by me, and I acknowledge that the University has the discretion to determine whether my application to reside in University Housing should be accepted. I agree to provide the University with any information it requests related to my or my Family member’s sex offense in order for the University to make this determination in the best interests of the University.

J. If after submitting this Agreement and my housing application I am, or any Family member is or has been, convicted or found guilty of, or adjudicated to have committed a sex offense, or if I am, or any Family member is, classified as a sex offender or placed under active supervision by any jurisdiction pursuant to a sex offense, I will inform the University immediately and will Move out within 24 hours unless the University grants me permission to remain in University Housing.

K. If at any time after I have submitted this Agreement I become ineligible under the eligibility criteria stated above to reside in Family Housing, I agree to inform the University through the HFS Residential Life Administration Office, 305 Schmitz Hall or judicial@uw.edu, of my ineligibility within 24 hours of me becoming ineligible, and to Move out as described in Section IX within 20 days of becoming ineligible.

IV. Charges and Payments

A. Deposit
I will pay a one-time Deposit of $300, which HFS will hold until I Move out. The Deposit does not apply toward housing payments.

B. Housing
1. I will be charged for and will pay the Housing Rate for the Apartment type to which I am assigned starting on the Effective Date shown in Section XIII.A. Housing Rates are established by the University of Washington Board of Regents and can be viewed at www.hfs.washington.edu/housing/fhrates.
2. If the Effective Date is after the first of the month, I will be charged for and will pay the pro rata amount based on the daily rates shown at www.hfs.washington.edu/housing/fhrates, on or before the Effective Date.
3. The Housing Rate includes water, sewer and garbage services. If I live in Stevens Court, the Housing Rate also includes Internet access and electricity. If I live in Blakeley Village or Laura Village, the Housing Rate does not include Internet access or electricity, which are my responsibility. A temporary failure in utility service is not a breach of this Agreement. I understand that payment for any utilities not included in my Housing Rate is my responsibility.

C. Incidental Charges
A list of Incidental Housing Charges can be found at www.hfs.washington.edu/housing/fhchgs.

D. I will pay the Housing Rate on or before the first of each month through Move-out in accordance with the monthly payment plan.

E. If I qualify for Financial Aid from the University, HFS will contact me regarding the option to adjust my charges to align with aid disbursement dates. If I choose this option, HFS will post charges to my Student Fiscal Services account prior to the dates in the table below. After University tuition has been paid, any remaining funds, up to the full balance due, will be electronically transferred to HFS. After the financial aid transfer, I will be notified of and will pay any remaining balance due directly to HFS. My due date for any outstanding balance will be based on the monthly payment plan due dates as stated in Section IV.D.
F. During my Agreement Period, all charges placed on my account are due by the first of the following month.

G. After I Move out, all charges are due immediately.

H. I may view my Statement of Account at https://www.hfs.washington.edu/myhfs/ledger.aspx and will make payments in one of the following manners:

1. With a MasterCard or Visa credit/debit card at www.hfs.washington.edu/housing/pay; or,
2. By mail with a check to University of Washington, Housing & Food Services, Box 355600, Seattle, WA 98195-5600; or,
3. In person with cash or check at the HFS Student Services Office at 210 Lander Hall or at the Husky Card Account & ID Center on the ground floor of Odegaard Undergraduate Library.

I. I will be assessed a Late Payment Charge of $15 if my account is not paid in full within five calendar days of the due date. In addition, a Late Payment Charge of $15 will be assessed after the fifth day of each subsequent month during which I have a past due balance.

J. If more than three monthly payments during this Agreement Period are late, my Agreement may be recommended for termination.

K. If I have any questions about my account, I will contact the HFS Student Services Office, 210 Lander Hall, hfsinfo@uw.edu or 206-543-4059, before my account becomes delinquent.

L. If I fail to make payments as required by this Agreement:

1. HFS may contact the person(s) I have designated as authorized to receive my financial account information; and,
2. The University may declare me in breach of and terminate this Agreement, cancel my assignment or require that I Move out, and/or take further action against me including, but not limited to:
   a. Denying future applications for University Housing; and,
   b. Placing a hold on University registration, transfer of credits, transcripts and graduation; and,
   c. Assessing collection agency charges as outlined in Section IV.N; and,
   d. Assessing legal fees, and moving and storage costs; and,
   e. Obtaining a legal judgment against me for any balance due.

M. If I wish to dispute any charges posted to my account I must submit a waiver request within 60 days of the charge being posted to my account. The waiver request can be found at www.hfs.washington.edu/housing/waiver. I understand that waiver requests submitted more than 60 days after charges have been posted will not be considered, and I will be responsible for full payment of those charges.

N. The University reserves the right to the recovery of collection agency fees as authorized by RCW 19.16.500, which may be based on a percentage at a maximum of 40% of the debt in addition to the recovery of any outstanding balance, attorney fees, court costs and other collection costs including moving and storage costs.

O. I authorize the University, HFS, and their respective agents and contractors to contact me regarding outstanding charges or repayment of outstanding charges, at the current or any future number that I provide for my cell phone or other wireless device using automated telephone dialing equipment or artificial or pre-recorded voice or text messages.

V. Community Standards

A. While living in Family Housing, I agree to abide by the Family Housing Community Standards, which are appended hereto as Appendix A and incorporated as part of this Agreement by this reference, and which may be amended by the University during the term of this Agreement. I acknowledge that the Community Standards apply to me not only when I am in the Apartment to which I am assigned but also while I am in any University Housing premises, which includes, but is not limited to, Common Areas, playfields and dining facilities. Furthermore, I acknowledge that I am responsible for the behavior of my Family and guests.

B. I acknowledge that I am subject to the Student Conduct Code for the University of Washington, which may be found at http://depts.washington.edu/cssc/.

C. I agree to abide by all regulations, policies and standards of the University and HFS. Should my Family, guests or I fail to comply with the conduct regulations, policies and standards of the University and HFS including, but not limited to, the Community Standards (Appendix A) and the Student Conduct Code, the University may take disciplinary action against me pursuant to the Residential Life Conduct Process and/or the Student Conduct Code. The Residential Life Conduct Process may be found at https://www.hfs.washington.edu/conduct.aspx.

VI. Transferring and Sublicensing

A. Only my Family and I as listed in Section XIII may reside in my Apartment.

B. HFS reserves the right to reassign me to another Apartment at any time for any reason that is reasonable under the circumstances including, but not limited to, the welfare of residents, a violation of Community Standards, to accommodate facility operations or repair, to accommodate

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<th>Charges Sent to Financial Aid for</th>
<th>Financial Aid Transfer Completed by</th>
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<td>September, October, November, December</td>
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<td>January, February, March</td>
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disabled students, or to further the best interests of the University and/or its community. I may be required to move to another Apartment with a 72-hour notice.

C. All transfer requests must be submitted at https://ucharm.hfs.washington.edu/ucharm and must be authorized by HFS. If my transfer is authorized, I will be assessed a Transfer Charge of $35.

D. If I do not complete an authorized transfer within 72 hours, and/or do not follow the proper procedures for completing the transfer, I will be assessed an Improper Transfer Charge of $45 and will be charged the Housing Rate for both Apartments until the keys to the first assigned Apartment are returned. If I do not return the keys to the original Apartment within the 72-hour period, the locks will be changed, and I will be assessed a Lock Change Charge of $100 per lock in order to secure the apartment, plus $10 for each additional unreturned key. In addition, any belongings remaining in the Apartment will be packed and stored, and/or disposed of at my expense. While HFS intends to make all reasonable efforts to protect my belongings from damage, I will not hold the University liable for any damage or loss.

E. If I make an unauthorized transfer, I will be assessed an Unauthorized Transfer Charge of $45 in addition to the Transfer Charge of $35. I will also be charged the daily Housing Rate for both Apartments until either
   1. The transfer has been authorized and I have completely Moved out of my originally assigned Apartment; or
   2. I have moved back to my originally assigned Apartment.

F. I will not sublicense my Apartment without obtaining prior written approval from an authorized HFS staff member. I may only sublicense my Apartment to a registered University student who meets all sublicense criteria as outlined at www.hfs.washington.edu/housing/fhsublic.

G. I understand that I must live in my Apartment for a minimum of six months before I may transfer to another Apartment or sublicense my Apartment.

VII. Entry and Inspection
A. University staff and contractors have the right to enter my Apartment during reasonable hours for inspections, to make repairs or alterations, or to conduct health, cleanliness and safety checks.

B. Except in emergencies or when it is impractical, the University will give me at least a two-day notice of its intent to enter my Apartment and will enter only at reasonable times. However, if I or any Family member requests repairs or maintenance, I will not receive any prior notice that the University staff or designees will be entering my Apartment.

C. If I Move out without properly notifying HFS, I waive my right to receive notice of entry.

VIII. Alterations and Damages
A. I will review and, if necessary, update the Condition of Premises Form within 72 hours of the Effective Date. Any damages not declared on the Condition of Premises Form will be my responsibility and will be charged to me when I Move out.

B. If I am unable to account for my Apartment key(s), I must report their loss to Lander Desk (Stevens Court residents) or to the Blakeley Village Residential Life Office (Blakeley Village and Laurel Village residents) immediately. If, after 72 hours, I have not demonstrated to the front desk or Residential Life Office that I have located my keys, any affected locks will be changed at my expense.

C. When I Move out, I will leave my Apartment and all items in good order and repair except for reasonable wear, and pay any repair, replacement and/or cleaning costs as determined by HFS.

D. If I, my Family or any guest of mine damages any HFS property either purposefully or through negligence, I will be responsible for the cost of repair, replacement and/or cleaning, as determined by HFS.

IX. Intent to Vacate, Agreement Termination, and Move-out
A. Intent to Vacate and Agreement Termination
   1. I may choose to terminate this Agreement by providing the University with at least 45 days written notice prior to the date I intend to Move out by submitting an Intent to Vacate form at https://ucharm.hfs.washington.edu/ucharm. If I fail to provide at least 45 days written notice, I will be assessed an Insufficient Notice Charge equivalent to 45 days of my Housing Rate beginning the date my Intent to Vacate form is submitted.

   2. I agree to allow HFS to show my Apartment to prospective residents even in my absence, as explained on the Intent to Vacate form.

   3. The University may declare me in breach of and/or terminate this Agreement and require that I immediately Move out of my Apartment if I fail to abide by or fulfill any term of this Agreement including, but not limited to, the Community Standards (Appendix A), the Student Conduct Code, meeting financial obligations or maintaining eligibility.

B. Graduation
   1. I must submit an Intent to Vacate form no fewer than 45 days prior to my Move-out date; and
   2. My Move-out date must occur within 45 days of my graduation; and
   3. If I fail to provide proper notice:
      a. My Agreement is subject to termination by the University; and
      b. I must Move out within 45 days of my graduation; and
      c. I will be financially responsible for the entire 45 day notice period.

C. Move-out
   1. Prior to Move-out, I will remove all personal belongings from my Apartment and follow the cleaning guidelines available at www.hfs.washington.edu/housing/fhcheckout. If I do not remove all personal belongings, HFS may pack and store and/or dispose of
them at my expense. While HFS intends to make reasonable efforts to protect my or my Family's belongings, I will not hold the University liable for any damage or loss.

2. When I Move out of my Apartment or transfer to another Apartment, I will follow proper Move-out procedures as outlined at www.hfs.washington.edu/housing/fhcheckout.

3. If I do not return my Apartment keys by the date I provided on my Intent to Vacate form, I will be charged the Housing Rate until I Move out and return my Apartment keys.

4. If any Apartment keys are not returned, I may be charged $100 per lock to secure the apartment plus $10 for each additional unreturned key.

5. Any outstanding balance owed on my housing account upon Move-out will be deducted from my Deposit, and any remaining amount will be returned to me. If my balance exceeds the amount of my Deposit, I will be responsible for paying the additional amount.

6. If my housing account is not paid in full when I Move out, I will not be able to register at the University of Washington (all campuses), transfer University credits, obtain my University transcripts or graduate from the University until I have paid my outstanding balance. The University reserves the right to the recovery of the outstanding balance, attorney fees, court costs and other collection costs including payment of collection agency fees, and moving and storage costs.

7. HFS will attempt to return my refund, if any, by mail to my Local Address as indicated in my MyUW account or to my credit/debit card. If the refund is returned to HFS for any reason, the money will be held for one year by HFS before remittance to the Washington State Department of Revenue.

8. It is my responsibility to keep my Local Address and Permanent Address current through my MyUW account.

X. Emergency Closures

The University's inability to make an Apartment available to me and/or my Family for any reason beyond the University’s control including, but not limited to, fire, flood, earthquake, condemnation, quarantine, utility malfunction or other emergency or force majeure event shall not constitute a breach of this Agreement by the University. In such circumstances, the University shall have no liability to me and/or my Family in any way for injuries, reimbursement, damages, inconvenience, annoyance or compensation of any kind. The University may attempt to find, but cannot guarantee, an alternative space for me and my Family. If the unavailability of or access to my Apartment or to an alternative space persists for more than 72 hours, I may terminate this Agreement without penalty provided that I shall be responsible for all financial obligations incurred up to the date of such termination. The University agrees to provide me with a pro rata refund, calculated from the date of such termination to the end of the Agreement Period, of any prepaid housing payment made to the University and to return my Deposit pursuant to this Agreement. Upon resumption of standard operations, Agreement termination requirements and charges will apply as described in Section IX.

XI. Injury or Property Loss

A. The University shall not have any responsibility or provide any compensation for any injury to me, any Family member, and/or any guest of mine, or for loss or damage to my or my Family’s property or that of any guest of mine, except to the extent caused by the University’s negligence. I acknowledge that the University recommends that my Family and I carry appropriate insurance against such injury, loss or damage. I acknowledge that the University does not promise, warrant or guarantee the safety or security of the person or property of myself, my Family or any guest of mine against the actions of other parties.

B. Nothing in this Agreement shall be construed as being intended to protect any person or class of persons from injury or harm.

C. If there is loss of or damage to my property or that of any guest of mine for any reason beyond the University’s control including, but not limited to, natural disasters, fire, earthquake, utility malfunctions, quarantines or other emergency or force majeure event, the University shall have no liability to me, my Family or any guest of mine for reimbursement, damages, inconvenience, annoyance or compensation of any kind.

XII. Severability and Choice of Law

A. The provisions of this Agreement are intended to be severable. If any term or condition is determined to be invalid for any reason, the remaining provisions of this Agreement shall continue to be valid and enforceable.

B. This Agreement shall be governed in all respects by the laws of the State of Washington. The parties agree that any legal action related in any way to this Agreement shall be brought exclusively in King County, Seattle, Washington.

XIII. Approval and Signature

A. Student’s Approval and Signature

I have read, understand and agree to the terms of this Agreement. I also show my acceptance of an Apartment in Family Housing by signing this Agreement and paying the $300 Deposit and the prorated amount due for the first month of the Agreement Period on or before the Effective Date indicated below.

Student Signature ___________________________ Date Signed ___________________

Student Name ___________________________ Student Number ___________________

Agreement Effective Date ___________________________
B. Family Members


C. Spouse or Registered Same-Sex Domestic Partner (RSSDP) Approval and Signature

By signing below, I certify that I am the Student’s spouse or registered same-sex domestic partner, and that I will reside with the above-named Student and Family in an Apartment assigned by the University. I have read and fully understand all of the terms of this Agreement and the obligations and responsibilities as stated in this Agreement. I agree to abide by the terms of this Agreement and to be jointly liable with the Student for any charges arising out of this Agreement. I understand that any failure to abide by the regulations, policies and standards of the University by me, any Family member and/or guest may result in University action against the Student and/or me including, but not limited to, termination of this Agreement.

Spouse/RSSDP Name

Spouse/RSSDP Signature ______________________________ Date Signed __________________________

Spouse/RSSDP Email ______________________________ Cell Phone __________________________

D. Staff Signature

Student Services Representative ______________________________

Appendix A: Family Housing Community Standards

A. Conduct

1. I will respect the rights, privileges and property of other members of the University community and visitors to campus.
2. I will refrain from any conduct that would interfere with University operations or endanger the health, welfare or safety of other persons, myself or animals used by persons with disabilities.
3. I will refrain from any conduct that, in the University’s sole judgment, would violate any city, county, state or federal laws. This conduct includes, but is not limited to, theft, robbery, burglary, possession of stolen property, damage to or unauthorized possession, use or removal of University property, or unauthorized use of any service (e.g., Husky Card, phone calling cards, authorization codes, etc.)
4. I will not remove or tamper with any materials posted by the University.
5. I will comply with the directions of University officials and their authorized staff and agents acting in the performance of their duties.
6. I will not provide false information to or withhold material information from any University staff member or agent acting in the course of his/her duties.
7. I will present my student identification card to authorized University staff upon request.
8. I will refrain from making noise that can be heard beyond the boundaries of my Apartment at any time.
9. I will not participate in or promote gambling or any other wagering activities.
10. I will not commit any act of dishonesty including, but not limited to, personal misrepresentation, knowingly furnishing false information to the University, forgery and the alteration or fraudulent use of documents including electronic documents or instruments of identification (e.g., misuse of electronic mail systems and computers including unauthorized/illegal access to University-owned Ethernet connections).
11. I will not use language or engage in other behavior that is threatening and that is directed toward anyone including, but not limited to, University staff, other students, residents, guests or myself.
12. I will not participate in any action or situation involving physical or mental abuse, harassment, bullying, cyber-bullying, intimidation, hazing, pranks or other conduct that recklessly or intentionally endangers or threatens the health, safety or welfare of any person or results in damage to University property.
13. I will not:
   a. Participate in conduct that would violate the University’s policies regarding sexual harassment, discrimination, or retaliation which may be found online at http://studentlife.washington.edu/title-ix-policies-against-sexual-harassment. Sexual harassment includes acts of sexual violence, such as rape, sexual assault, sexual battery, and sexual coercion.
b. Participate in conduct that is physically, sexually, and/or psychologically abusive in a dating relationship with another resident. "Dating relationship" means a social relationship of a romantic nature. Factors include: (a) The length of time the relationship has existed; (b) the nature of the relationship; and (c) the frequency of interaction between the parties.

c. Participate in conduct that is violent, threatens, threatens violence, harasses or intimidates others in a way that would cause a reasonable person to fear for his, her, or others' safety, or disrupts the residential environment. Violent or threatening behavior, whether intentional or unintentional, can include: physical acts, oral or written statements, email or other electronic messages, telephone calls, gestures and expressions, or repeatedly harassing or following another person.

14. I will not leave a child unattended.

15. I will not aim or direct light from a laser at any person or vehicle.

B. Substance Use

1. I will not possess, use, purchase or be under the influence of alcohol if I am less than 21 years of age.

2. I will not be visibly intoxicated even if I am of legal drinking age.

3. I will not possess or consume alcohol in public areas including patios, balconies or stairwells.

4. I will not manufacture or sell alcohol either directly or indirectly.

5. I will not display advertisements of alcohol that are visible outside my Apartment.

6. I will not possess, share, sell or use kegs, beer bongs, beer balls or other common-source containers of alcohol.

7. I will not use, possess, possess with intent to deliver, deliver, manufacture, purchase, sell, share, distribute, transport, be under the influence of illegal drugs or controlled substances. Note: Possession of a medical marijuana license or prescription does not provide exemption from this policy.

8. I will not be knowingly in the presence of marijuana, illegal drugs or controlled substances.

9. I will not possess any drug paraphernalia.

10. I will not smoke or permit any guest of mine to smoke in any University building (including Family Housing) or non-designated smoking area. Smoking on the University campus is permitted only in designated areas, which can be found at www.ehs.washington.edu/psosmoking/smokingareas_sea.shtml. The use of electronic cigarettes does not provide exemption from this policy.

C. Guests

1. I will ensure that any guest of mine abides by University policies, rules, regulations and other standards of conduct while on Family Housing premises, and I will be held responsible for any violations of any guest of mine.

2. I will not allow any persons other than those named on this Agreement to occupy my Apartment on an extended or permanent basis.

3. I will ensure that any guest of mine will provide identification when requested by University staff.

4. The University has the discretion to require that any guest leave University Housing and may prohibit any guest from being on University premises. I will cooperate with any request by the University that my guest leave, and I agree not to allow anyone who I know to have been prohibited or excluded from University Housing premises by the University to be present in my Apartment or on University Housing premises.

D. Safety and Security

1. I will not use, store or possess fireworks, ammunition, explosives, flammable liquids, propane, other compressed gases, spray paint or other hazardous materials.

2. I will not:
   a. Possess, use, manufacture, transport, display, sell or distribute any firearms, air powered guns (e.g., BB guns, pellet guns, paint guns, etc.) or other weapons or replicas of any of the aforementioned items.
   b. Possess any knife having a blade longer than three inches that is not used for culinary purposes.
   c. Possess any knife having a blade that projects or swings into position by force of a spring (i.e., switchblade).
   d. Intentionally wield or brandish any item capable of producing bodily harm in a manner that intimidates another person or warrants fear for the safety of another person.

3. I will not under any circumstances use outside of the intended purpose, hang anything on, or tamper with any safety device or equipment including, but not limited to, fire pull stations, smoke detectors, carbon monoxide detectors, heat detectors, sprinklers, sprinkler valves, sprinkler pipes, water pipes, fire extinguishers or any alarm system. I will report safety equipment malfunctions to University staff immediately.

4. If I am responsible for fire alarm activation due to smoke from cooking, I may be charged for costs associated with response by fire safety personnel.

5. I will not enter or exit through any window except as a health or safety emergency egress out of a Family Housing building.

6. I will not leave any open flame, including candles or incense, unattended, nor will I use any type of fire pit.

7. I will not throw, drop, propel or pour anything from windows, balconies, ledges, landings or stairwells.

8. I will not access roofs or climb on the sides of buildings or be on the outside ledges of buildings.

9. I will not disrupt or tamper with any areas in my Apartment or in University Housing labeled with an asbestos-containing materials sticker. I will immediately report any disruption of or damage to such areas to University staff.

E. Pets

1. I will not allow or keep any pets on the premises with the exception of fish.
F. Communications and Computing
1. I will read all correspondence and information sent to my mailbox, posted on my Apartment door, and/or sent to my University email account by HFS, and I will promptly respond if requested.
2. I will keep my Local Address and Permanent Address current through my MyUW account.
3. I will use University computer resources including, but not limited to, all University equipment, networks, User Accounts and Ethernet connections in accordance with all University policies and applicable laws including, but not limited to, the University’s Guidelines for Appropriate Use of UW Resources www.washington.edu/itconnect/work/appropriate-use.

G. Facilities
1. I will not use or possess space heaters (except those provided by HFS), waterbeds, appliances that exceed the usage limits of my Apartment, or privately-owned ranges, refrigerators or dishwashers. One portable, free-standing air conditioning unit may be installed in my Apartment provided it meets Underwriter Laboratories, Inc. (UL) safety standards, does not exceed 10 amps and 125 volts, and is safely and securely installed in accordance with the manufacturer’s instructions.
2. I will not install any satellite dish or antenna without prior permission from the University.
3. I will not duplicate or misuse a University key or Husky Card.
4. I will not install my own locks or alarms on any Apartment doors.
5. I will not tamper with or interfere with the operation of security systems, locks or elevators, or unlock doors designated to be locked.
6. I will familiarize myself with and abide by emergency evacuation instructions and procedures including, but not limited to, participating in evacuation drills.
7. I will not make any repairs myself. If I want repairs made, I will submit a work order at www.washington.edu/facilities/fsworks.
8. I will not alter or remove any materials or mechanisms in or outside of my Apartment. This includes, but is not limited to, removing windows or screens, installing shelves or hooks, damaging walls, painting or paneling surfaces, removing doors, removing drapes or blinds, replacing light fixtures, and tampering with the heating system.
9. I will comply with any University-prescribed corrective action within 24 hours of the University informing me that the condition of my Apartment falls below acceptable health, cleanliness and safety standards including, but not limited to, cleaning, removal of items, and pest and rodent control.
10. I will not obstruct any walkway, hallway, stairwell, door or any part of the premises and grounds.
11. I will not drive on or park in designated fire lanes.
12. I will not use my Apartment or any other University building for commercial purposes.
13. I will not install any equipment that would interfere with or damage any permanent building surface or require removing windows.
14. I will use only decorative lighting that is Underwriter Laboratories, Inc. (UL) approved and in good condition. LED lights are recommended.
15. I will not allow light bulbs or lighted decorations to come in contact with combustible or flammable materials.
16. I will turn off all electrical decorations when my Apartment is unoccupied.
17. I will not display or hang materials from or out of windows or outside of my Apartment.
18. I will not place, store or display any items on roofs, outside ledges, stairwells, landings, hallways or any other Common Area.
19. I will keep the outdoor area of my Apartment neat and free of garbage or clutter.
20. I may store only specially designated outdoor furniture, children’s toys, bicycles, barbecue grills and plants on my patio, porch and/or balcony.
21. I will not place or install any supplemental storage structure or fences outside of my Apartment.
22. I will keep my patio, porch and/or balcony clear of leaves and other debris.
23. I will not allow smoke from my cooking to interfere with the air supply of any residential building.
24. I will not tamper with or move from their designated locations any University furnishings or property.
25. I will not destroy, damage or tamper with the property of the University, University contractors and vendors, other residents or their guests. This includes, but is not limited to, vandalism.
26. Door-to-door soliciting or distribution of leaflets by anyone not a resident of Family Housing or by anyone for commercial activities, such as newspaper or magazine sales, is prohibited.
27. I will not place any object (e.g., a bicycle) in any hallway, exit or stairwell, or on a ramp or railing.
28. I will not store any vehicle that is mechanically unsound or inoperative in any parking space.
29. I will not operate or park motorcycles or motorized scooters inside my Apartment or any stairwell, or on patios, porches or walkways.
30. I will place all garbage, recyclable and compostable items in specifically designated bins. I may be required to pay any applicable City of Seattle fines for disposing of recyclables in improper waste containers.