

Mountain Pines Apartments Addenda

Welcome to Mountain Pines Apartments. This is part of the housing contract and, therefore, should be read carefully. Questions regarding housing arrangements should be referred to the Manager at 208-356-7952 or mountainpinesapts@gmail.com.

1. **UTILITIES:** Your rent includes reasonable use of cable TV, Internet, water, sewer, garbage, gas, electricity, etc. In the event tenant, or all tenants in a unit, are found to be wasteful in their utility use, the Landlord may impose additional charges.
2. **CHECK-IN AND CHECK-OUT PROCEDURES:** Check-in and check-out procedures will be provided by your manager. Tenants must leave Mountain Pines immediately after having officially checked out. Those who leave Mountain Pines without checking out properly will be charged a \$25 non-checkout fee in addition to the loss of their deposit. Early check-ins are not allowed unless pre-approved by manager. A daily fee may be charged prior to the beginning contract date.
3. **DAMAGES:** Tenants are liable for any damages to the apartments. When more than one person is involved, each person will share in the expense. When tenants know who is responsible for any damage in public areas, they should furnish such information to the manager. The following are typical costs for replacement of the items indicated but the tenant may be charged the actual cost:
Carpet Repair (minimum charge/sq.yd.) \$25+
 - a. Door \$250
 - b. Door Locks \$35-150
 - c. Garbage Disposals \$150
 - d. Key (lost) \$25
 - e. Light Fixture \$50
 - f. Light Fixture in kitchen \$250
 - g. Mattress \$150
 - h. Re-key a door \$50
 - i. Screens \$30+
 - j. Windows (depending on size) \$75-100 (Prices are subject to change without notice)
4. **DECORATIONS:** Appropriate decorations are encouraged. No items may be attached to the wall with nails or screws. Windows and ceilings should be free from decorations. All decorations must be in good taste, and be promptly removed if requested by management.
5. **DISCIPLINE:** Tenants who violate university and/or Mountain Pines policies are subject to disciplinary sanctions which may include but are not limited to restrictions, fines, service, eviction, or other penalty as deemed by Mountain Pines or BYU-Idaho.
6. **DISMISSAL FROM BYU-IDAHO:** A student moving due to eviction or being asked to leave for disciplinary sanctions will be responsible for the remainder of their contract.
7. **EVICTION:** Behavior which does not meet the student standards or other BYU-Idaho Housing rules and regulations, including Mt. Pines Guidelines, may result in eviction from Mountain Pines. Eviction will result in a loss of their deposit and they will be responsible for the remaining portion of their contract.
8. **FIRE/SAFETY:** Decorations should not be attached to the ceiling or near window coverings. All burning embers, such as incense, and open flames are prohibited. Artificial Christmas trees are preferred. A \$500 fine may be assessed for tampering with fire extinguishers or alarms. Items are not to be hung from the fire sprinkler systems.
9. **FIREARMS AND WEAPONS:** Mountain Pines prohibits the possession or use of firearms, weapons, and facsimiles on property owned or controlled by Mountain Pines. For the purpose of this policy, firearms or weapons include any device which can expel a projectile, and/or other dangerous weapons, including knives, explosives, or other items which, in their intended use, are capable of inflicting serious injury.
10. **FURNITURE:** Please keep furniture in regularly assigned area. No furniture may be moved out the room, apartment, or lounge to which it is assigned without management approval.
11. **GUESTS:** No overnight guests of the opposite sex are permitted. All overnight guests (two or three days maximum) should have the permission of roommates and register with the manager. Immediate family members and other guest of the same sex may stay with a nominal charge per night. All guests are expected to abide by the BYU-Idaho standards and Mountain Pines guidelines.
12. **HOUSEKEEPING:** Tenants are required to maintain order and cleanliness in their living accommodations at all times. There will be regularly scheduled cleaning checks. Tenants will supply their own cleaning products to clean their apartment/room. If

housekeeping falls below the standard set by the manager or owner, any necessary cleaning may be done by the management approved person(s) and the tenant or tenants responsible may be charged fine and/or an hourly fee for the cleaning service.

13. **KEYS:** Keys to apartments and mailboxes will be issued by the manager at Check-in. Tenants are advised to keep their rooms or apartments locked at all times when not occupied. Mountain Pines is not responsible for items stolen or any damage done. No Mountain Pines keys are to be copied or duplicated by anyone except the management. Key replacement is \$25 for standard keys and \$50 for rekeying of the apartment door.

14. **LAUNDRY FACILITIES:** Washing machines and dryers are installed in the laundry room. Mountain Pines is not responsible for items damaged, destroyed, stolen or lost at in the laundry room.

15. **LINEN:** Tenants need to bring their own sheets, pillows, pillowcases, blankets, bedspreads, towels, and washcloths. All beds are standard twin size.

16. **LITERATURE, BOOKS, MAGAZINES, POSTERS AND PICTURES:** Please remember the environment of BYU-Idaho. We request all reading material, posters, or pictures be consistent with LDS standards.

17. **MAIL SERVICE:** As soon as possible after arrival at Mountain Pines, inform parents, friends, relatives, etc., of your correct address the address is: (Your Name) 129 Viking Drive Apt# Rexburg, ID 83440

Tenants should arrange their schedules to be available when luggage or packages arrive. Packages that are delivered to the apartments by a parcel service are sometimes stacked in the entryway by the office and their security cannot be guaranteed. When leaving Mountain Pines to go home, be sure to notify friends, family, magazine subscriptions, etc. of a change of address and fill out a change of address form from the post office.

18. **MAINTENANCE:** If a tenant notices anything in an apartment or room that requires repair work or maintenance attention, please notify them manager using the property internet portal or using a maintenance request sheet provided by the manager.

19. **MANDATORY MEETINGS:** At the beginning of each semester mandatory meetings are held to explain apartment rules and regulations that are critical for the tenant to know. All tenants will be held accountable for any information discussed or distributed in the meeting.

20. **OCCUPANCY:** Apartments and rooms will not be ready for occupancy before the first day of the contract. If arriving late for semester/block check-in, contact the manager to secure reservations so they will not be given to someone else. Please do not expect to be checked in or out of the apartment before check in times or after check out times. Approval to stay before check-in or after check-out times must be obtained by manager and may incur a daily/nightly fee.

21. **OVERNIGHT TRIPS:** If a tenant will be gone from the apartments for the night, tenant must notify the manager before leaving.

22. **PARKING:** Tenants bringing cars must purchase a Mountain Pines parking permit from the manager at check-in. (Rexburg City ordinance does not allow overnight parking on City streets during winter months) Parking is at a premium and parking permits are sold on a first come-first served basis. There are about 350+ parking spaces available at Mountain Pines and spaces may be limited.

23. **BICYCLES:** Tenants may not store bicycles in the apartment at any time. Outside bicycle racks are available storage. Mountain Pines will not be responsible for loss or damage to any tenants bicycle. Tenant must get a bicycle permit from the manager. Bicycles found on property without a permit will be removed and donated to charity. Tenant is responsible for removing bicycle when checking-out of Mountain Pines. Tenants must move their bicycles to one rack, designated by management, and only use that rack from December to March of each year. Bicycles that are attached to any other rack during those months will be removed and donated to charity.

24. **PETS:** Pets of any kind are not allowed on the property.

25. **PROHIBITIONS:** Dart boards, Ouija boards, fireworks of any kind, explosives, illicit drugs, alcohol, gambling, open flames (or use of matches, candles, incense, etc.), pets or animals, and vulgarity or any rude and unusual disturbance are not consistent with BYU-Idaho standards and are prohibited.

26. **QUIET HOURS:** Quiet hours are from 10 p.m. until 8:30 a.m. Monday through Saturday and all day on Sunday. Quiet hours are designed to help tenants have adequate time for proper study and sleep. Each tenant is expected to refrain from disturbing activities such as loud conversation and laughter or loud playing of radios, stereos, etc. Tenants do not have the right at any time to be so excessively loud that it is unfair disturbance to other residents.

27. **ROOM ASSIGNMENTS:** All roommate requests need to be submitted to the manager at least 30 days prior to the contract beginning. Mountain Pines makes an effort to honor as many request as possible when they are assigned the same apartment. (There is, however, no assurance that all requests can be honored.) Mountain Pines reserves the right to transfer or consolidate tenants to other than originally assigned rooms or apartments. Tenants are expected to sleep in their own rooms.

28. **ROOM CHECKS AND PRIVACY:** Mountain Pines supports a tenants right to privacy. However, it reserves the right to enter tenants rooms with the reasonable notice for maintenance, repairs, cleaning, inspection, emergencies, to ensure compliance with the rules and regulations, and to show to prospective tenants.

29. **SECURITY:** Tenants should lock doors to their apartments or rooms to protect personal belongings and to provide additional security

30. **STORAGE:** Mountain Pines does not have storage space available to the tenants. Repair or storage of automobiles, bicycles, motorcycle parts, or similar mechanical devices is not permitted in the apartment or room. Tenants leaving for a block or semester should take all their personal belongings with them. Items left in the apartments after the tenant has checked out will be considered abandoned property and will be disposed accordingly. Managers cannot mail personal belongings. It is the tenant's responsibility to see to it that all personal belongings are sent to where the tenant wishes them to go.

31. **TELEPHONES:** Mountain Pines provides limited telephone service at no charge for local calls.

32. **TELEVISION & OTHER MEDIA:** The management has the prerogative of changing the channel or turning off the TV if the program being viewed in the lounge is in poor taste. Internet access, music, television, or any form of entertainment, including concerts, movies, and videocassettes that are vulgar, immoral, inappropriate, suggestive, or pornographic in any way, no matter what the rating, violates the spirit of the Code of Honor and is not acceptable. R-rated viewing is inappropriate and good judgment should be exercised in selecting appropriate movies of other ratings.

33. **WATER FIGHTS:** Water fights are prohibited. Any disruptive behavior using damaging products in strictly prohibited.

34. **WHITE GLOVE:** When tenants check out of the apartments, their room/apartment must be white-glove clean. The white glove inspection is part of the checkout procedure. If checkout is not completed properly, all or part of the \$150 deposit could be used to cover itemized expenses. Damages beyond the \$150 deposit will be billed to the student(s) responsible.

Student Signature: _____

Date: _____