UNIVERSITY HOUSING OPERATED BY

EAH HOUSING

2026-2027 CAMPUS APARTMENTS CONTRACT

The undersigned occupant, hereinafter referred to as "Resident," understands that all information provided and contained in the multi-step contract and assignment process constitutes a legal binding Contract between said Resident and Stonehaven Student Housing, Inc., hereinafter referred to as the "Owner." Stonehaven Student Housing is a third party property owned by EAH Housing Corporation, which has an agreement with UCR Housing Services for services, herein referred to as "UCR-HS." As such, Stonehaven Student Housing, Inc. holds responsibility for administrative, financial, and maintenance operations. UCR-HS manages marketing, leasing, and resident conduct and programming.

THIS CONTRACT IS NOT A MERE APPLICATION FOR HOUSING.

Resident agrees to license and occupy, subject to and pursuant to the obligations of this Contract and the most current edition of the Housing Resident Conduct Policies and the UC Policies Applying to Campus Activities, Organizations, and Students (PACAOS), which are incorporated herein by reference, a space located in **Stonehaven Student Housing, 3201 Canyon Crest Drive, Riverside, CA 92507**, hereinafter referred to as the "Apartment." Resident agrees to faithfully and fully perform and observe all obligations of this Contract and the Housing Resident Conduct Policies. The Owner agrees to permit resident to so license and occupy the Apartment under the management of Owner and UCR-HS.

By submitting this Contract, Resident authorizes the Owner and UCR-HS to use all information provided, selected and contained in the contract process to execute, maintain, and enforce Resident's on-campus housing assignment, as outlined specifically in the Contract.

The Owner and UCR Housing Services respect the privacy of all campus housing residents and are transparent about use of Residents' personal information in facilitating our business operations. Enforcing the terms and conditions of this Contract may require interactions with external agencies (e.g. legal, governmental) whose business operations do not recognize the University of California's policies and methods of personal identification. Therefore, Resident's legal name will appear on this Contract and will also appear on documents necessary for enforcement of the terms and conditions of this Contract in legal or court environments external to the University (e.g. eviction and unlawful detainer actions). In some cases, Resident's inability to receive aforementioned documents in person may require a public-facing posting on Resident's residence door of said documents and, by way of inclusion, Resident's legal name.

Resident understands and acknowledges that canceling this Contract, once submitted, will put Resident in default of the Contract, resulting in financial consequences and possible legal action.

I. ROOM ASSIGNMENT

1. The "Apartment" as referenced in the Contract shall be defined as follows:

   Community/Unit/Room/Bed space: {{Room_Space}}
   Style & Occupancy Type: {{Room_Type}}
   Monthly Rate: {{Room_Rate}}

   The cost of the room/space is billed monthly, beginning with the month of the Effective Date and ending with the month of the Expiration Date.

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2. A UCR Dining Plan may be chosen as an optional "add-on" to assignments during the contract process or mid-year by using the Dining Plan Change Request form located on the Dining Services website and on the myhousing portal.

   The "Dining Plan" as referenced in the Contract shall be defined as follows:

   UCR Dining Plan Selection: {{Dining_Plan}}
   Monthly Rate: {{Dining_Monthly_Cost}}

   The cost of the Dining Plan is billed monthly on Resident's UCR student account as applicable.

3. The existence or availability of amenities such as closets, balconies or patios is a random and arbitrary occurrence that does not influence rental expenses and the existence, availability or lack thereof such amenities shall not be criteria for premium payment or for discount/reimbursement.
4. Resident agrees that any and all facility resource spaces, including but not limited to the Stonehaven Resident Services Office (RSO), club house/community room, study area, television lounge area, community bathrooms, community pool & pool shower, basketball court, volleyball court, bike enclosures, laundry room, etc., provided by Owner in the community are provided as a gratuity and Resident hereby waives any right to withhold Rent due to their lack of availability. Owner reserves the right to change or limit the hours of any such facilities, or to eliminate them completely without prior written notice to residents. Such action shall not constitute any claim for diminished rental value by Resident or a claim of default under the terms and conditions of the Contract by Owner.
5. Owner and UCR-HS do not guarantee specific buildings, apartments, rooms or roommates. Floor plans of the same apartment style may vary.
6. If for any reason the Owner cannot deliver possession of premises to the Resident, Owner shall not be liable for any loss or damage from the delay or failure to deliver possession.
7. UCR-HS will assign the Resident to a specific bedroom within a specific apartment unit. Owner and UCR-HS reserve the sole right to reassign the Resident to another bedroom or apartment unit within campus housing prior to or during the term of the Contract.. The Resident agrees to occupy the specific bedroom and specific apartment bedspace to which the Resident is assigned.
8. Any Resident residing in a room with special modifications or accessibility for persons with disabilities may be asked by UCR-HS to relocate to another room should the need arise for the modified space.
9. Following submission of this Contract, Resident-requested relocations will only be approved at the discretion of UCR-HS and Owner. Resident- requested relocations must be requested by Resident in writing to UCR-HS or Owner. If approved, relocation requests are subject to the terms contained under Cancellation of Contract and will require a waiting period, submission of a new housing contract, and any assigned move-out charges.
10. Residents who relocate themselves to spaces to which they are not assigned by UCR-HS are considered illegal relocations. Such Residents will be relocated to their University-assigned space and shall be subject to a $75.00 liquidated damages charge to cover related administrative costs, in addition to costs for maintenance and/or custodial as are actually or typically incurred.
11. Owner and UCR-HS reserves the right to assign roommates to any Resident in the case of an emergency.
12. **OCCUPANCY LIMITS**

    The maximum number of Residents allowed to occupy and contract for the Apartment is as follows:

1-Bedroom	2 Persons
2-Bedroom	4 Persons

II. CONTRACT TERM

1. Contracts shall be for the entire academic year commencing on the Effective Date and ending on the Expiration Date, as noted below. All campus apartment buildings are open for the Winter and Spring breaks and room rates are inclusive of occupancy during this time period, without recourse for reimbursement for days unoccupied by Resident. The Owner reserves the right to close any premises other than the apartments or halt any services during an academic break and the Resident shall not be entitled to any pro rata rent decrease or reimbursement for the period of said closure or cessation of services.

   Effective Date: {{Contract_Effective_Date}}

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Expiration Date: {{Contract_Expiration_Date}}

2. Lease renewals may be offered at the discretion of Owner and UCR-HS to Residents in good financial and conduct status and may include payment-free or discounted rates. The offering of lease renewals or lease renewal rate specials is not guaranteed. If Resident cancels a renewed Contract, Resident is responsible for all conditions of a contract cancellation as outlined in the Contract. If a cancellation is approved, Resident will be retroactively assessed the normative monthly rental amount for any payment-free or discounted time periods that may have been offered with the Renewal and were occupied by Resident, in addition to any other contract cancellation fees, terms or conditions outlined in the Contract.
3. Residents that take early occupancy or extend occupancy for any reason are subject to pro rata rent for all days added to the contract term as well as all applicable terms and conditions contained within this agreement beginning with or extending throughout Resident's days of additional occupancy.
4. Student staff contracts shall commence and expire according to the documented dates of employment for the student staff position. If living arrangements are needed prior to or following the start or end of employment, due to reasons unrelated to employment, the student staff resident must contact and make arrangements with UCR-HS, in advance. The student staff resident will be assessed applicable pro rata rent for any dates of occupancy outside of the dates of employment.

III. SECURITY DEPOSIT

1. Each Resident shall deposit $200.00 to accompany the signed Contract in advance of the Effective Date of the Contract.
2. Owner shall retain the deposit until Resident's occupancy is terminated. The deposit is then refundable subject to deductions for the following: (1) any unpaid rent, (2) the cost of repairing damages attributed to the Resident and in excess of normal wear and tear, and (3) a standard cleaning fee of $92.50 to return Apartment and its furnishings (including carpet cleaning) beyond normal wear and tear, or as may be required to cover the excess to the same level of cleanliness it was in at the inception of tenancy, and (4) the cost of collection (if necessary).
3. If an eligible Resident fails to take physical possession of Apartment by the Effective Date without prior arrangements with Owner/UCR-HS, Resident shall forfeit the entire deposit and the amount of any other damages incurred by the University/Owner due to its inability to rent the specified space.
4. Resident agrees that Owner will send a final accounting to Resident's UCR email address within 21 days of gaining legal possession of the Apartment following Resident's move-out.

IV. PAYMENTS & FEES:

1. Monthly payment amounts outlined in Section I are due according to the payment schedules below. Payment installment amounts and dates have been selected for convenience only. The intervals between dates should not be construed as the period covered by the payment just as the amounts of payments shall not be considered applicable only to the period in which they are due and payable. In some cases, a rent installment may be due prior to Effective Date and will be noted on the Payment Schedule.

FALL 2026	
Monthly	Quarterly
{{First_Mthly_Pay_Date}}	{{First_Qtly_Pay_Date}}
10/1/26	10/1/26
11/1/26	-
12/1/26	-

WINTER 2027	
Monthly	Quarterly
1/1/27	1/1/276
2/1/27	-
3/1/27	-

SPRING 2027	
Monthly	Quarterly
4/1/27	4/1/27
5/1/27	-
6/1/27	-

Payment Schedule Selection: {{Payment_Schedule_Selection}}

2. The Resident is responsible for making payments to Stonehaven on the due dates specified in this Contract without demand or billing.

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3. **The Resident may mail payments or take payments in person to Stonehaven Student Housing, Inc., 3201 Canyon Crest Drive, Riverside, CA 92507**. **Make checks payable to "Stonehaven Student Housing, Inc."** Stonehaven Student Housing Resident Services Office (RSO) is open Monday-Friday, 8:00am-5:00pm. Credit card and e-Check payments may also be made **online at http://stonehavenstudenthousing.com. Note that credit card, debit card and e-check transactions incur a convenience fee. A fee of $30 will be charged for any payment returned for Non-Sufficient Funds (NSF). If Resident has two NSF occurrences in a one-year period, money order payments only will be accepted for six months.** If you need a receipt, contact the Stonehaven RSO for a copy which shall be placed in your mailbox. A secured and clearly-marked "**Mail Drop**" is provided on the exterior of the office building at the front entrance door for residents that wish to make a rent payment after hours.
4. The Owner reserves the right to default a Resident to a Quarterly Payment Schedule pursuant to one of the following conditions: 1) The Resident is assigned a Financial Aid package in excess of tuition/fees, (2) a Resident is assigned a Financial Aid package in excess of tuition/fee AND has been approved for a Stonehaven Student Housing Payment Plan or Deferment or (3) a Resident is assigned a Financial Aid package in excess of tuition/fees AND has past due Stonehaven Student Housing charges. Resident is responsible for using Financial Aid funds in excess of tuition or fees to pay rent as outlined above.
5. All payments are due on the first of the month and considered late after the 5th of the month or the Friday prior to the 5th if the 5th falls on a Saturday or Sunday, regardless of whether a monthly payment plan is elected or a quarterly payment plan is elected. **THERE WILL BE A $50.00 CHARGE FOR ALL PAYMENTS RECEIVED AFTER THE 5TH OF THE MONTH AND SUBSEQUENT MONTHS UNTIL PAYMENTS ARE MADE CURRENT.** Arrangements for late payments must be made at Stonehaven by the 6th of the month but will not waive the $50.00 late fee. Evictions based on delinquent accounts are processed by the second Friday of the month.
6. The Resident's failure to pay any amounts due under this Contract or breach of any other provision of this contract or the Housing Resident Conduct Policies may result in disciplinary action, including termination of this Contract and eviction proceedings.
7. As it is extremely difficult or impractical to ascertain the precise amount of damages incurred by a breach of conditions, parties hereto agree to liquidated damage costs as they are defined in or referenced by this Contract.
8. In the case of an eviction or other special circumstances (such as where the Owner has approved a cancellation) where the resident takes occupancy on a date other than the 1st of the month or vacates prior to the end of the month, resulting in a period of occupancy of less than a full calendar month, the rent for that partial month shall be calculated as 1/30th of the total monthly rent for each day of occupancy.
9. Because this Contract and the rent that is charged under it is based on the academic year and move-in dates are scheduled on the same date for all Residents to coincide with university-owned housing, by signing this Contract, Resident understands and acknowledges that there will be no proration of rent for the month of September, regardless of the date that Resident is permitted to or actually does take occupancy, and there will be no proration of rent for the month of June regardless of the date of Resident's completion of instruction. **Move-out any time during the last month of this Contract and prior to the Expiration Date shall NOT be considered an early termination and is NOT eligible for proration.** Rental amounts for the academic year are calculated with these policies in mind and to ensure a level monthly throughout the academic year.
10. The Resident is financially responsible for the entire term of this Contract unless officially released by the Owner. If officially released by the Owner, Resident will be responsible for all terms and conditions of the release, as communicated.
11. The Owner may increase the rental rates in an amount not to exceed 15% of the total room fee, as economic conditions warrant. If a rate adjustment is necessary, the Owner shall notify Resident in writing thirty (30) days prior to the effective date of the rental rate increase.
12. Resident will be charged for any damages to the Apartment. Charges are due and payable upon assessment.

V. TERMS AND CONDITIONS

1. ELIGIBILTY

a. The Apartment is designated as non-First Year/freshman, single student housing, unless otherwise approved by UCR-HS and Owner. Married occupants and occupants in a domestic partnership may not occupy rooms, be they shared or unshared with other assigned occupants, in the assigned community.

b. Dependents may not reside in the premises and students with dependents are not eligible for residency in the Apartment. Overnight stays by spouses, domestic partners, "significant others", children/dependents is not permitted.

c. Resident must be regularly enrolled and remain a full-time registered UCR student at all times as defined by the Registrar's Office.

d. Resident is required to give Owner a thirty (30) day prior written notice in the event Resident will cease to be a currently-enrolled student in the next quarter by reason of graduation, termination of student status for more than one quarter, or transfer to another educational institution. The failure to give such notice shall result in the assessment of 30 days pro rata rent or $75.00, whichever is greater, as a liquidated damages charge to cover the Owner's administrative costs.

e. Resident who fails to be eligible for any reason, including graduation, must follow proper procedures and move out no later than seven (7) days following the official end of Finals Week in the graduation quarter, or no later than seven (7) days following notification of ineligibility for any other reason other than graduation. Failure to move out promptly due to loss of eligibility will be cause for legal action.

f. A one-quarter Leave of Absence may be approved by Owner upon request if Resident conduct and financial record are in good standing. A Leave of Absence may be requested for less than full-time enrollment, filing fee status, or temporary withdrawal from the University. A Leave of Absence may not be requested for Resident's initial quarter of occupancy or extend occupancy beyond the graduation date on file with the University. Only one housing-related Leave of Absence shall be granted while Resident is a UCR student. Residents with an approved Leave of Absence are required to present evidence of registration for the next regular session quarter or submit a formal Contract Cancellation Request at least 30 days prior to the end of the quarter in which the Leave of Absence has been approved. During a Leave of Absence, payments must continue to be paid in accordance with the Payment Schedule.

g. The Owner and UCR-HS reserve the right to permanently exclude from campus housing a Resident who has been legally evicted from any campus housing unit or whose Contract has been otherwise terminated by Owner. Excluded Residents are not permitted to enter/return to the buildings or grounds of any campus housing facility for any reason.

2. SUBLETING AND GUESTS

a. Resident shall not assign any rights under this Contract, give accommodations to any other person not assigned to the apartment by Owner/UCR-HS or sublet (i.e. transfer possession, lease the premises, or give accommodations) to any person not assigned to Apartment by Owner/UCR-HS. Actual violations or the solicitation of a sublease, shall be grounds for eviction.

b. The Resident shall be responsible for their own and any guests' conduct and any loss or damage caused by themselves or their guests to furniture, furnishings, equipment, building and grounds.

c. Apartment may not be used for lodging, parties, or overnight visitation by any person not assigned to Apartment without prior written approval of Owner. Subletting is not permissible in these premises.

d. An overnight guest is limited to a continual stay of no more than three days/two, nights per month.

e. Guests may never be left unattended in residential areas.

3. ROOMMATES

a. Each occupant of each Apartment is REQUIRED to sign the Contract for a specified Apartment space. In some cases, the specific room number of assigned spaces may not be announced until move-in.

b. A Resident who signs for a Double Occupancy room must limit their physical occupancy to the same one half of the room space at all times during the contracted period and should refrain from utilizing one half of any Owner provided furnishings. However, the "A1" "A2" or "B1" "B2" bedspace designation on the Contract for a room is an arbitrary physical location.

c. Assignments for roommates or residents of adjoining suites will be of as similar a gender identity as possible.

d. If Apartment consists of more than one assignable bedspace, Owner/UCR-HS reserves the right, when any assignable bedspace is vacant, to assign a new Resident to the vacant assignable bedspace with or without advance notification or approval.

e. Conflict with a roommate will not be considered grounds to terminate this Contract. Owner makes no representations or warranties as to the compatibility or conduct of any roommate assigned to Apartment. In no event is Owner liable for any damages whether direct or indirect, general or specific, arising out of or relating to the conduct of any roommate.

4. UTILITIES

a. The Owner pays for Wi-Fi, water, sewer and trash removal services.

b. A monthly electricity allowance will be applied to each Apartment as specified below. On a monthly basis, any monthly electricity bill amount in excess of the allocated allowance will be calculated, divided equally and charged to each Resident contracted to the Apartment. Note: The stated electricity allowance is applied per Apartment, NOT per resident.

1-Bedroom, 1 Bath	$30.00/month
2-Bedroom, 2 Bath	$40.00/month

c. Communal/shared internet service is provided through Stonehaven Student Housing for a limited number of devices per Resident. There is no guarantee made against spottiness, dropping, or interrupted service.

d. All other utilities and services not specified above, including but not limited to telephone, television services, and expanded internet, must be arranged for and paid by the Resident to an appropriate third party provider. Consult the Resident Services Office (RSO) regarding approved third party providers.

e. For any utility/service charge paid by Owner on behalf of the Resident or paid by the Owner to mitigate Resident's failure to pay utility/service charges ascribed to them, Resident is required to reimburse Owner for said charge plus $75.00 as liquidated damages for administrative costs associated with each billing required by Owner in seeking reimbursement or resolution.

5. UCR DINING PLANS

a. The ability to purchase sundries, food, and meals from the numerous convenience stores and food venues on campus via a formal UCR dining plan shall be an optional "add-on" for Stonehaven residents.

b. Optional Dining Plans added by Resident are subject to the terms of the dining plan agreement under the management of UCR Dining Services and are not integrated with this Apartment contract in any manner. All costs of UCR dining plans shall be billed by and owed to University. In the event of early departure, dining plan charges may not be prorated.

6. CANCELLATION OF CONTRACT BY RESIDENT

By entering into this Contract, Resident agrees to abide by all financial terms and conditions of the Contract through its Expiration Date, unless the Contract has been cancelled or terminated pursuant to the terms of this Contract.

a. **CANCELLATION REQUESTS PRIOR TO CONTRACT EFFECTIVE DATE**

i. The following are the only reasons Resident may request a contract cancellation without assessment of liquidated damages and without the need to identify a replacement resident. A $60.00 processing fee will be charged.

a. The Resident graduates, transfers to another campus, takes an academic leave of absence, is dismissed, is a participant in the Planned Educational Leave Program, or withdraws from the University. This does not include voluntarily withdrawing from classes for any particular quarter.

b. The Resident is denied admission to UC Riverside.

c. The Resident is admitted to UC Riverside but fails to register or cancels registration.

d. The Resident presents proof of marriage/Domestic Partnership that has occurred following contract submission.

ii. If Resident fails to obtain approval for a Contract Cancellation Request submitted prior to the Contract Effective Date and remains an Admitted UCR student, Resident shall be responsible for the full Contract terms and conditions.

iii. Resident who submits a Contract Cancellation Request prior to the Contract Effective Date and said request is approved will be responsible for applicable fees, terms and conditions as outlined in the following tables of cancellation deadlines and fees.

iv. General

CANCELLATION REQUEST DEADLINE	FEES/CONDITIONS FOR APPROVED CANCELLATION
By April 15, 2026	$60 Processing Fee Only
April 16, 2026 – June 15, 2026	$60 Processing Fee and $100 Cancellation Fee
On or after June 16, 2026	$60 Processing Fee and $200 Cancellation Fee and Full Financial Terms of Contract OR Identification of Eligible Replacement Resident

v. Newly-Admitted 2026-2027 Transfer Students Only

CANCELLATION REQUEST DEADLINE	FEES/CONDITIONS FOR APPROVED CANCELLATION
By June 15, 2026	$60 Processing Fee Only
On or after June 16, 2026	$60 Processing Fee and

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	$200 Cancellation Fee and Full Financial Terms of Contract OR Identification of Eligible Replacement Resident

vi. 2026-2027 Winter or Spring Quarter Contract Submissions

CANCELLATION REQUEST DEADLINE	FEES/CONDITIONS FOR APPROVED CANCELLATION
14 Days or More Prior to Contract Effective Date	$60 Processing Fee and $100 Cancellation Fee
Less Than 14 Days Prior to Contract Effective Date	$60 Processing Fee and $200 Cancellation Fee and Full Financial Terms of Contract OR Identification of Eligible Replacement Resident

vii. 2026-2027 Renewed Contracts and Renewal-Relocation Contracts

CANCELLATION REQUEST DEADLINE	FEES/CONDITIONS FOR APPROVED CANCELLATION
By March 31, 2026	$60 Processing Fee Only
April 1, 2026 – April 30, 2026	$60 Processing Fee and $100 Cancellation Fee
On or after May 1, 2026	$60 Processing Fee and $200 Cancellation Fee and Full Financial Terms of Contract OR Identification of Eligible Replacement Resident

viii. A Resident seeking to cancel this Contract must submit a Contract Cancellation Request. The Owner must specifically approve the Contract Cancellation Request in order for the Contract to be considered terminated.

ix. If Resident fails to obtain approval for a Contract Cancellation Request submitted prior to the Contract Effective Date and remains an Admitted UCR student, they shall be responsible for the full Contract terms and conditions.

b. **CANCELLATION REQUESTS ON OR AFTER CONTRACT EFFECTIVE DATE**

i. A Resident seeking to cancel this Contract must submit a Contract Cancellation Request in advance of the requested release/move-out date. The Owner must specifically approve the Contract Cancellation Request in order for the Contract to be considered terminated. If Resident fails to submit a Contract Cancellation Request in advance of Resident's communicated move-out, Resident will continue to be responsible for all terms and conditions of the Contract or shall be responsible for any other term or condition of the contract cancellation in the case that it is approved.

ii. A Contract Cancellation Request will be considered only when a condition exists that originated *after* Contract submission.

iii. A $60 processing fee will be assessed for all Contract Cancellation Requests.

iv. Contract cancellation and release from responsibility for the financial terms of the Contract are not guaranteed and are contingent upon Resident identifying an eligible replacement resident (i.e. a full-time registered, non-First Year UCR student who lives off campus) to accept responsibility for the remainder of Resident's Contract. New residents assigned by UCR-HS will not serve as a replacement resident and void Resident's responsibility for the full financial terms of the Contract unless the community to which Resident is contracted is at full occupancy. If an eligible replacement cannot be identified, Resident is financially responsible for the entire balance of the Contract. If a replacement is identified and approved by UCR-HS, Resident agrees that a $60 Cancellation Fee is reasonable to be imposed as liquidated damages to cover estimated Owner losses, which are difficult or impractical to determine. Resident must move out of the Apartment a minimum of five (5) days prior to replacement resident's Contract Effective Date to allow time for Owner to properly prepare Apartment for replacement resident. Resident is responsible for daily rent and utilities until the Effective Date of the replacement resident's contract.

v. Resident who submits a Contract Cancellation Request for a renewed or "renewal-relocation" Contract on or after the Contract Effective Date, is responsible for all conditions of a contract cancellation as outlined in this section. If Resident's cancellation request is approved, Resident will be assessed the normative monthly rental amount (i.e. an amount equal to the full monthly payment(s)

assessed during the non-discounted months or months in which payment(s) were not assessed under the terms of the contract renewal), in addition to any other contract cancellation fees, terms or conditions outlined in this section.

vi. The following are the only verified reasons Resident may request a contract cancellation without assessment of liquidated damages and without the need to identify a replacement resident. A $60.00 processing fee and pro rata rent will be charged.

a. The Resident graduates, transfers to another campus, takes an academic leave of absence, is dismissed, is a participant in the Planned Educational Leave Program, or withdraws from the University. This does not include voluntarily withdrawing from classes for any particular quarter. (NOTE: If a cancellation is approved for a graduating Resident who renewed a contract, or is a "renewal-relocation", Resident will be assessed the normative monthly rental amount for any payment-free or discounted months that may have been offered and were occupied by said graduating Resident.)

b. The Resident is denied admission to UC Riverside.

c. The Resident is admitted to UC Riverside but fails to register or cancels registration.

d. The Resident presents proof of marriage/Domestic Partnership that has occurred following contract submission.

vii. Changes in the availability of in-person instruction or any other in-person campus programs or activities shall not be considered grounds for reimbursement or contract cancellation. Submission of this Contract is Resident's implied acceptance of the risk of these or similar changes in campus operations.

viii. Owner will not consider the Contract terminated until a Contract Cancellation Request has been approved. If a Contract Cancellation is approved by Owner, Resident is responsible for all obligations under the Contract, including payment of rent, until Resident has removed all personal belongings from the premises and returned all keys and/or other access devices to Owner.

ix. If a Resident fails to vacate and return keys/access devices for the Apartment by the move-out date communicated in an approved Contract Cancellation Request, the date Owner notifies Resident to leave the Apartment, or a maximum of three (3) days after the Effective Date for Resident's relocation Apartment, Resident is responsible for holdover rent equal to the daily value of the monthly rent for the extra time Resident remains in Apartment and/or possesses keys/access devices. Resident further understands and agrees that Resident will be responsible for all of University's damages resulting from Resident's "holding over" of the Apartment, as well as the damages of any person who was unable to move in due to Resident's holdover.

x. Any correspondence pertaining to a contract cancellation must be directed in writing to Stonehaven Student Housing, Resident Services Office, 3201 Canyon Crest Drive, Riverside, CA, 92507. Notifying Admissions, the Registrar, or any other campus department will specifically **NOT** suffice as notification to Owner.

7. TERMINATION BY THE OWNER:

a. The Owner may terminate this Contract for any reason allowed by law, including, but not limited to, resident's failure to pay any amounts required hereunder when due or for any other violation of a term or condition of this Contract or any rule or regulation established in the most current edition of the Housing Resident Conduct Policies, incorporated by reference herein. In such event, the Owner shall serve a three-day Notice to Pay Rent or Quit, Perform Covenant or Quit, or a Notice to Quit, whichever is applicable. In the event of such termination by the Owner, the Resident shall be held responsible for payment of the remaining contracted amount up to such time as Owner is able to enter into a replacement contract with another resident.

b. The Resident hereby agrees that Owner may terminate Resident's tenancy under this Contract without cause upon thirty (30) days' written notice and expressly waives any right Resident may have currently or in the future under state law to receive sixty (60) days' notice of termination.

c. If UCR initiates a full cancellation of admission prior to the Effective Date, there will be no liquidated damages or processing fee charged.

d. If a Resident fails to vacate the premises and return keys/access devices on the Expiration Date or other legal termination date, the Resident is responsible for pro rata rent until the Resident vacates the premises and/or returns keys/access devices. Any damages incurred by the Owner as a result of the Resident's failure to vacate premises plus a liquidated damages charge of $75.00 to cover administrative costs incurred by the Owner as a result of a Resident's failure to vacate, shall be charged.

e. "No Shows" are Residents who (1) do not check in on the Effective Date and/or (2) fail to pre-notify the Owner of a planned late arrival within 48 hours of the Effective Date of the contract. It is the responsibility of the Resident to notify UCR-HS/Owner of the need to cancel a Housing Contract. "No Shows" who have been released from UCR student status will be responsible for all applicable fees, terms, and conditions (including pro rata rent up to the day on which UCR-HS is able to confirm cancelled/rescinded student status) as outlined in the tables of deadlines and fees in the Contract, excepting full financial obligation for the remainder of the contract.. A "No Show" who is a registered student at UCR shall remain obligated to this full contractual agreement and will fall under the Cancellation

Charge Schedule below. The Owner may seek a replacement resident 48 hours following the Effective Date of this Contract. Liquidated damages will be assessed.

f. *Force Majeure.* In the event that circumstances such as fire, earthquake, or any other "Act of Nature," casualty, or circumstance render all or a part of the Apartment or premises uninhabitable or otherwise prevent the Owner's performance under this Contract, Owner shall have the right to terminate this Contract, or move Resident to similar accommodations while repairing and restoring the premises. Resident's obligation to pay rent hereunder shall be abated only if Owner terminates this Contract or does not provide Resident with similar accommodations. Owner has no obligation or liability to Resident to provide alternate housing or food services or to rebuild or replace any affected premises. Prepaid room and/or board applicable to the period following the premises being officially designated as uninhabitable and cancellation of Contract by Owner shall be prorated and refunded to Resident by Owner.

8. AUTHORIZED AGENT

Pursuant to Civil Code Section 1962(a)(1), the current Resident Manager is authorized to manage the premises. The telephone number and street address at which personal service may be affected on this person is 3201 Canyon Crest Drive, Riverside, CA 92507, 951-782-7979. The Resident Manager, so long as he/she is employed at Stonehaven, is also the person authorized by the Owner to act for and on behalf of the Owner for the purpose of service of process and for the purpose of receiving and receipting for all notices and demands.

9. LIQUIDATED DAMAGES

In the event the Owner prepares a Notice to Pay Rent/Perform Covenant due to the Resident's failure to pay rent or to perform a covenant of the Agreement and (1) the Resident pays said rent or performs said covenant; (2) the Owner agrees to rescind such Notice, the Resident agrees to pay the Owner $100.00 as liquidated damages to cover the administrative costs involved in the preparation and service of said Notice. In the event the Owner prepares and has served a Summons of Complaint and the Owner and the Resident subsequently resolve their differences and the Owner allows the Resident to continue to reside in the premises, the Resident agrees to pay the Owner $100.00 as liquidated damages to cover the administrative costs involved in the preparation of the Summons of Complaint and such costs for service as are actually incurred. It is agreed that it is extremely difficult or impractical for the Owner to ascertain its damages. In the event of hold over, that said liquidated damages represent a reasonable amount calculated to cover damages to the Owner in the event of hold over. The imposition of liquidated damages in the above circumstances shall not prevent the Owner from serving a future Notice to Pay Rent/Perform Covenant or Quit and/or serving Summons of Complaint for unlawful detainer. In all occurrences that the Owner serves a Notice to Pay Rent/Perform Covenant, regardless of the date on which the notice is served, the payment called for by the notice must be in the form of a cashier's check or money order.

10. LIMITATION OF LIABILITY

a. The Owner and the University shall share no liability for the theft, loss, destruction or damage to Resident's personal belongings, the Resident's rented space, or another individual while the Resident lives on campus or for personal articles left behind after vacating the premises. Renter's insurance is not mandatory, but is highly recommended and may be purchased from any source. The University of California has partnered with GradGuard to provide renter's insurance designed specifically for university students. The University strongly recommends that Resident secure a renters insurance policy with GradGuard or another equitable plan offering economical protection while Resident is living on-campus, off-campus, or traveling abroad.

b. Resident acknowledges that congregate living facilities such as that represented by campus housing may present certain risks of exposure to infectious diseases that can cause illness or death. If Resident should contract a communicable disease or be exposed to an individual with a communicable disease, Resident may be required to temporarily leave the premises or their contracted space. Resident agrees to adhere to any applicable guidelines, directives and/or measures implemented by the State of California and/or Riverside County Public Health officials to reduce risks associated with the spread of an infectious disease, including but not limited to occasions of on-site or remote quarantine. Resident waives the right to any claim against the Owner related to or arising from the acquisition of or exposure to any infectious disease. Neither the Owner or its employees or agents shall be liable for any claims of loss, expense, or damage to Resident relating to the acquisition of or exposure to any infectious disease. The Owner makes no warranty with respect to the safety of the premises with regard to any infectious disease.

11. CARE OF PREMISES AND OBSERVATION OF CONTRACT PROVISIONS

a. Resident agrees to keep the Apartment and premises in a clean, sanitary, non-hazardous condition, to be responsible for any damage to the Apartment, its furnishings and equipment (reasonable wear and tear excepted) and to comply with all provisions of this Contract and the most current edition of the Housing Resident Conduct Policies, as they may from time to time be amended.

b. Television, radio, and satellite antennae or any other equipment or material may not be affixed to any part of the exterior of the premises.

c. Mold and mildew occur naturally in the environment, but can be injurious to one's health. Residents are required to take steps to control the growth of mold and mildew by keeping the premises clean and well-ventilated, particularly when showering, bathing, or washing dishes and clothes. Resident shall be liable for any injuries or damages that may result from any negligent performance, or lack of performance, of foregoing duties. Resident shall notify Owner promptly about the existence of visible mold or mildew, water leakage or overflow, or any malfunction of the heating, ventilation and cooling systems.

d. Owner may temporarily turn off equipment or interrupt utilities to avoid property damage or to perform work requiring such interruption as determined by Owner's sole judgement. Owner will not be liable for any inconvenience, discomfort, disruptions, or interferences with Resident's use of premises because Owner is making repairs, alterations, or improvements to the premises, Apartment, buildings, or community as allowable by law.

e. Resident agrees not to make any alternations and/or changes to the Apartment as outlined in the Housing Resident Conduct Policies. The Resident is responsible for returning the Apartment to the Owner in the same condition as when received, reasonable wear and tear excepted.

12. RULES AND REGULATIONS

a. Resident agrees to comply with all rules and regulations which the Owner has established including, but not limited to, such rules as are incorporated in the most current edition of the Housing Resident Conduct Policies, which are incorporated herein by reference. Rules and regulations set forth in the Housing Resident Conduct Policies may be changed with thirty (30) days notice and Resident agrees to abide by any such changes. Failure to comply with the rules and regulations in the Housing Resident Conduct Policies, including any inability or refusal to adjust to the concept and requirements of living in a student residential environment, shall be deemed a material breach of this Contract.

b. Resident is fully responsible for reviewing and complying with information distributed by Owner to Resident's on-campus housing mailbox, front door, and/or to the Resident's student email address.

13. FIRE & LIFE SAFETY

a. Residents shall take due care to prevent fires, including but not limited to ensuring stoves and microwaves are not left unattended when they are in use. Toxic, hazardous, or flammable chemicals other than over-the-counter cleaning and personal hygienic supplies shall not be stored on the premises.

b. Any suspected malfunction of fire safety equipment must be reported immediately to the Stonehaven Resident Services Office.

c. Residents must evacuate the premises immediately during a fire alarm.

d. Every apartment is equipped with a smoke detector. Misuse or tampering with any life safety equipment installed by the Owner, including but not limited to smoke/heat detectors or egress alarms, is prohibited.

e. Any Resident found to be in non-compliance with items (a), (b), (c) or (d) may be subject to liquidated damage charges, fines, and/or eviction, at the Owner's sole discretion.

14. MEDICAL & RECREATIONAL MARIJUANA

Under Federal Law, marijuana is categorized as a Schedule I substance. The manufacture, distribution, and/or possession of marijuana is strictly prohibited whether prescribed for medical reasons or recreational, and is a criminal offense. The University, including campus housing, is a drug-free community that follows and complies with Federal law regarding marijuana or marijuana concentrate Failure of Resident or Resident's guests or invitees to comply with this law is a substantial and material breach of this Contract and is likely to result in immediate eviction.

15. PETS

Pets ARE NOT permitted, excepting fish in an aquarium with a maximum size of 10 gallons. The maximum allowable aquarium gallons per apartment shall be 40 gallons. Breach of this provision will result in a non-negotiable $200 fee for fumigation services in addition to any appropriate cleaning or repair charges deemed necessary. Keeping a pet is grounds for immediate eviction. Pet prohibitions apply to all mammals, reptiles, birds, and insects, owned or visiting, with the exception of approved assistance animals. Owner may remove any unauthorized pet and turn it over to a local authority or humane society following a 24-hour notice to Resident to immediately remove the pet. Assistance animals, including Service and Emotional Support animals must be registered with UCR Student Disabilities Resource Center (SDRC) and the ability of the Owner to accommodate the animal must be confirmed by Owner PRIOR to bringing any such animal into the community. A non-negotiable fee for fumigation services in addition to any appropriate cleaning or repair charges deemed necessary will be assessed to Residents keeping Assistance animals upon Resident's move-out.

16. SMOKING

a. UC Riverside is a smoke- and tobacco-free campus. As such, smoking and the use of tobacco products in all interior, exterior and parking areas of all University-controlled properties such as Stonehaven is prohibited.
b. Smoking, the use of smokeless and noncombustible tobacco products, the use of unregulated nicotine products as well as smoking devices (e.g. e-cigarettes, vaping devices, e-hookahs) are strictly prohibited in individual apartments, bedrooms, single-family residences, restrooms, community rooms, lounges, common areas, balconies, patios, porches, and parking areas.
c. A Resident who smokes or permits smoking on the premises will be financially responsible for damages, including scent and allergen abatement, which may include (but is not limited to) carpet replacement, full repainting, wood replacement, and other chemical mitigation activities.
d. Smoking violations constitute a material breach of this Contract and are grounds for immediate eviction.

17. SUPPLEMENTARY EQUIPMENT

Resident may not alter or supplement Owner provided plumbing or electrical fixtures, infrastructure, systems or their related components, including toilet seats, showerheads, waterflow adjustment devices, or bidets. Further, Resident may not install or otherwise operate window-mounted air-conditioner units, water-softening or purification equipment, any type of laundry machine (e.g. washer or dryer) or dishwashing machine in the Apartment or on any adjacent patio or landing except as has been specifically installed by the University. If discovered, such equipment will be uninstalled and confiscated by Owner and Resident will be subject to disciplinary action up to and including eviction. Damages caused to facility surfaces, flooring, and plumbing or electrical systems by installation, operation or removal of said machines, devices or equipment will be assessed to the Resident, as well as the cost of labor and parts required for correction of the altered conditions.

18. PERSONAL MICROMOBILITY DEVICES

i. A “personal micromobility device” (PMD) is a device that is both (a) powered by physical exertion or an electric motor; and (b) designed to transport one individual or one adult accompanied by up to three (3) minors.
ii. Resident is prohibited from operating or riding any PMD within campus housing or dining buildings and on certain pedestrian walkways as indicated by posted signage.
iii. Resident is permitted to own, store, and recharge a PMD in their Apartment if (a) it is not powered by an electric motor, or (b) it is powered by an electric motor and meets the following specific safety standards.
    1. E-bikes: UL 2849, the Standard for Electrical Systems for E-bikes, as recognized by the United States Consumer Product Safety Commission, or EN 15194, the European Standard for electrically powered assisted cycles
    2. E-scooters: UL 2272, the Standard for Electrical Systems for Personal E-Mobility Devices, as recognized by the United States Consumer Product Safety Commission, or EN 17128, the European Standard for personal light electric vehicles (PLEV).
    3. If Resident’s PMD fails to meet the aforementioned standards, Resident is prohibited from storing the PMD in the Apartment unless Resident maintains an insurance policy that covers storage of the PMD in the Apartment. Even with the insurance policy, Resident is prohibited from charging the PMD inside of the Apartment.
iv. Residents must store their PMD in compliance with applicable Fire Code and OSFM Information Bulletin 23-003 regarding lithium-ion battery safety.
v. Repair and maintenance of PMD batteries is prohibited in the Apartment at all times.
vi. All PMD’s may be subject to registration requirements, and safety and insurance compliance audits. Residents must possess and be able to provide documentation demonstrating compliance with the above requirements.

19. MEDIA BROADCASTING & RECORDING

Resident may not broadcast or record the images or voices of staff, other residents, or guests without their expressed knowledge and permission. This includes, but is not limited to, video, webcam, photo, and phone recordings. Resident students wishing to conduct media projects, which may create a disruption in the community, must follow established campus media project protocols. All media recording by student organizations must be approved by the University Police Department prior to the onset of media recording including, but not limited to, video and audio recording in residential community common areas and on adjacent property. The use of aerial devices (such as drones) is prohibited on campus housing premises.

20. PARKING/TRAFFIC

a. Parking permits are available for purchase at Stonehaven Student Housing, Resident Services Office, 3201 Canyon Crest Drive, Riverside, CA 92507.
b. General campus parking regulations prevail in all campus housing communities.
c. Vehicles shall be operated with due regard for the safety of all members of the community. All motor vehicles must have a valid UCR parking permit, current vehicle registration, and be fully operational.

d. Parking of motor vehicles on lawns and in other than designated parking spaces is prohibited. Violators will be subject to parking citation(s) and/or towing, at owner's expense.

21. TELEPHONE JACK AND INSIDE WIRING

Pursuant to Civil Code section 1941.4, the Owner is responsible for installing one usable telephone jack per apartment and placing and maintaining the applicable interior telephone wiring in good working order in residential dwellings.

22. WEAPONS

Weapons and explosive devices of any kind on Owner premises are prohibited including, but not limited to firearms, knives, swords, hunting equipment, slingshots, gas-powered guns, air rifles, paintball guns, fireworks, ammunition, or any other item that resembles such examples.

23. RIGHT OF ENTRY

The Owner reserves the right to enter the Apartment with a minimum of 24 hours posted or six (6) days mailed notification (unless otherwise agreed to by Resident) for the purpose of (a) inspection/inventory, (b) to make desired or necessary repairs/alterations, (c) to conduct safety checks to ensure the individual and collective health and safety of the Resident and the community, (d) to exhibit the Apartment to prospective workers, contractors or residents, (e) pursuant to court order and, (g) for any other reason allowed by law. In the event of an emergency, during periodic fire drills, when Resident has abandoned or surrendered the premises, or when it is impracticable, entry may be made at any time. Entry at other times may be made in the presence of or with the permission of the Resident.

24. SALE OR DISPOSITION OF ABANDONED PROPERTY

Unless agreed in writing otherwise when Resident vacates the Apartment, Owner will comply with all local and state laws, including regulations promulgated by the UC Regents and by UCR, with respect to the storage and/or disposal of abandoned personal property Resident leaves in the Apartment after vacating. Failure to remove all personal property from the Apartment at the time Resident vacates may result in the imposition of storage fees and other costs, which may have to be paid prior to Resident being permitted to reclaim Resident's personal property. Resident is responsible for ensuring all personal property is removed from the Apartment at the time Resident vacates to avoid such fees and charges.

25. NONWAIVER

Any waiver or non-enforcement by the Owner of any term or condition of this Contract shall not constitute a waiver of subsequent breach of the same or any other condition of this Contract. Acceptance by the Owner of any rental payment after Resident's breach of any provision of this Contract shall not be deemed a waiver of such provision or any prior or subsequent breach of any provision, other than Resident's failure to make timely payment of the rental installment so accepted, whether or not the Owner knew of the prior breach at the time such rent was accepted.

26. SERVERABILITY

If a provision or paragraph of this Lease is legally invalid, or declared by a court to be unenforceable, such provision or paragraph will be deemed deleted and the rest of this Lease remains in effect. To the extent that any provision of this Lease is in conflict with any provisions of applicable law, such provision is hereby deleted, and any provision required by applicable law which is not included in this Lease is hereby inserted as an additional provision of this Lease, but only to the extent required by applicable law and then only so long as the provision of the applicable law is not repealed or held invalid by a court of competent jurisdiction.

27. NOTIFICATIONS

a. Any notice to the Owner under this Contract shall be in writing and delivered to the following: Stonehaven Student Housing, Resident Services Office, 3201 Canyon Crest Drive, Riverside, CA 92507.
b. Submission of this Contract is Resident's implied consent that security deposit and final move-out accountings, as well as abandoned personal property notices be provided by the Owner utilizing the Resident's UCR student email and/or personal email account. If Resident does not wish for the above-mentioned accountings or notices to be communicated by email, Resident may notify Stonehaven Student Housing in writing at SH-Management@eahhousing.org or the above-mentioned address.
c. Submission of this Contract is Resident's implied consent that information regarding Owner and UCR Housing deadlines and programs, as well as notification of mail and parcel arrivals may be communicated by text messages utilizing Resident's cell phone number on file. If Resident does not wish to be notified by text message about any of the aforementioned items, Resident may notify the Owner in writing to the above-mentioned address.
d. Residents are fully responsible for reviewing and complying with information distributed by OWNER/UCR-HS to Resident's mailbox, front door, and to Resident's student email address.

28. INVENTORY

Within two (2) business days of obtaining Apartment keys, Resident shall complete and submit a Move-In Inspection report, which is then incorporated into this Contract by reference. Failure to complete and return a Move-In Inspection report to the Resident Services Office (RSO) within the specified time will give rise to a presumption that Resident found no reportable damage other than normal wear and tear and that Resident accepts responsibility for any damages that may be discovered thereafter.

29. PRIVACY: PHOTOGRAPHY, MARKETING & THIRD PARTY SERVICE PROVIDERS

a. By submitting this Contract the Resident gives permission for Owner and UCR-HS to use the Resident's University ID photo for emergency and identification purposes.

b. The Owner/UCR-HS makes every effort to protect the privacy of Resident. This being said, Resident may be captured in photography coordinated by the University, its affiliates or designees, during UCR-HS-sponsored events and while in the Owner/UCR-HS facilities. It is agreed that Resident's photographic likeness may be used for advertising, publicity, and any other lawful purposes. Certain limited personal contact information consisting of Resident's mailing address and/or UCR email address may be shared with a Third Party vendor only if they have been directly contracted with the Owner/UCR-HS or the University to provide a supplementary or complementary program service to the Resident. If Resident does not wish for his or her photographic likeness to be used for stated purposes, Resident may notify UCR-HS at housinginfo@ucr.edu or in writing to Stonehaven Student Housing, Resident Services Office, 3201 Canyon Crest Drive, Riverside, CA 92507, if Resident has questions or concerns related to such matters.

30. NOTICES

a. Resident affirms and agrees that Resident has access to a copy of this Stonehaven Student Housing Contract via the MyHousing portal, as well as the most current edition of the Housing Resident Conduct Policies at www.housing.ucr.edu. Residents unable to attain internet access may contact UCR Housing Services for a printed copy of either item.

b. By signing this Contract, Resident understands and acknowledges that Stonehaven is privately owned and managed by EAH Housing, Inc., not the University. While University housing policies and EAH's housing policies are often aligned, that may not always be true. Therefore, Resident is responsible for ensuring full compliance with EAH's housing policies and is responsible for confirming with EAH that any University housing policies that are communicated by the University to students in any mass communications (such as e-mail blasts) apply to Stonehaven.

c. Pursuant to California Health and Safety Code Section 25915, Resident affirms and agrees that access has been given to the information entitled "Protect Your Family From Lead in Your Home" online at www.epa.gov/lead/pubs/leadpdfe.pdf. Residents unable to attain internet access may contact Owner for a printed copy of this pamphlet.

d. The State of California Information Practices Act of 1977 requires the Owner to provide the following information to individuals who are asked to supply information about themselves. The purpose for requesting the information is to process your on-campus housing Contract and to provide follow-up record maintenance on housing assignments. UCR-HS maintains the information. Information will be transmitted to State and Federal governments for inspection if required by law. Individuals have the right to access this record as it pertains to themselves.

e. Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which they reside.

f. The Owner, in accordance with applicable Federal and State law and Owner policy, does not discriminate on the basis of race, color, national origin, religion, sex, disability, age, medical condition(cancer-related), ancestry, marital status, citizenship, sexual orientation, or status as a Vietnam-era veteran or special disabled veteran or any other classification protected by state or federal law. The Owner also prohibits sexual harassment. This policy covers admission, access, and treatment in Owner/UCR-HS programs and activities.

g. A disabled person, for all purposes under this Agreement, shall be provided reasonable accommodations to the extent necessary to provide the disabled person with an opportunity to use and occupy the Premises in a manner equal to that of a non-disabled person. This paragraph shall constitute notice that Resident may at any time during the term or any renewal of this Lease request reasonable accommodation. If Resident requires an accommodation, Resident should contact Owner to engage in an interactive process with respect to the accommodation request.

h. PROPOSITION 65 DISCLOSURE. The Premises as well as the common areas in and around the Premises contain at least one of the following chemical(s) known to the State of California to cause cancer or reproductive toxicity and for which warnings are now required. These chemicals include, but are not limited to: tobacco, smoke, lead and lead components, asbestos, carbon monoxide and gasoline components.

i. Pursuant to Civil Code Section 1954.603, notification regarding rights and obligations pertaining to bed bugs must be provided to the Resident. Resident agrees to comply and cooperate with Owner regarding the prevention, reporting, and treatment of bed bug infestations. Information regarding bed bugs is available on the websites of the United States Environmental Protection Agency and the National Pest Management Association. The suspected presence of bed bugs shall be promptly reported to Resident's Resident Services Office (RSO) or Resident Advisor (RA).

j. In accordance with the requirements of the Jeanne Clery Disclosure of Campus Security and Campus Crime Statistics Act of 1998, you are entitled to request and receive a copy of The UCR Campus Security and Crime Report UC Riverside. You may receive a copy of this report by visiting the UC Riverside Chief Compliance Office website (https://compliance.ucr.edu/clery-act-compliance) or by calling (951) 827-74311.

31. CERTIFICATION

Resident certifies the following.

a. Resident agrees that a misrepresentation in this certification is grounds for contract termination.

b. The application filed in connection with the Contract is true and correct.

c. The Resident has read, understands, and agrees to comply with the terms and conditions of this Contract, Housing Resident Conduct Policies, as well as policies applicable to all University students as specified in the UC Policies Applying to Campus Activities, Organizations and Students (PACAOS) and Resident herby acknowledges access to a copy of the same.

d. Resident agrees to pay all costs including court costs and reasonable attorney's fees, incurred by the Owner in the collection of any money due under this contract and/or in the enforcement of any of the terms of this contract and the most current edition of the Housing Resident Conduct Policies.

THE OWNERS OF STONEHAVEN STUDENT HOUSING, INC. represented by:

[EAH Signature Here]

Property Supervisor

EAH Housing Corporations

All information provided by the Resident is part of a legally binding Contract. By submitting this Contract the Resident confirms and understands the following:

- Resident is of legal age or capacity to enter into a binding Contract OR has alternatively submitted a Parent/Guardian Guarantee Form to UCR-HS.
- The terms and conditions set forth, as well as the information provided in the additional steps of the Contract process, constitute a legal binding agreement between Stonehaven Student Housing, Inc. and the Resident.
- Certain electronic channels may not be secure and the Owner and University cannot guarantee the confidentiality of anything delivered online, regardless of the online security the Owner and University have implemented.
- The Owner and University are authorized to consider the Resident's typed full name below as Resident's signature for this Agreement.

Signature: {{Signature}}

SID: {{Student_ID}}
NAME: {{Name_First}} {{Name_Last}}
DATE SUBMITTED: {{Contract_Signed_Date}}

Ref: {{Entry_Application_ID}}

Sample