Occupancy is conditional upon residents agreeing to additional terms intended to prevent noise, nuisance, animal and trash violations.

1. Residents agree this is a non-smoking premises and accept responsibility for cleaning charges due to marijuana, hookah or tobacco use inside the premises. Owner/ agent may initiate smoking related cleaning of premises at any time during the lease or at end of lease.
2. No pet or other animal, belonging to resident or guest of resident, shall be allowed without prior written consent of owner/ agent. Residents shall owe an additional $400 rent for any week in which an unauthorized animal is present for any portion of said week on rental premises.
3. In the event of a sublease, a fee of $250 will be assessed to the resident. Resident agrees to find their own sublessor and accepts responsibility for sublessor through the term of the lease.
4. All carpets must be professionally cleaned upon vacancy. Residents accept costs for carpet cleaning.
5. Residents agree to pay lessor $200/ tenant for deep cleaning of rental premises upon vacancy to bring premises to similar condition as when residents initiated occupancy excluding normal wear and tear.
6. Owner/ agent will pay snow or weed citations issued by the City of Boulder. Residents shall pay all trash and noise citations.
7. Owner/ agent shall be responsible for pest control for the first 30 days of the lease term. Residents shall be responsible for pest control thereafter.
8. Residents shall be responsible for garbage disposal and icemaker repair.
9. In lieu of a coin operated washer and dryer, owner/ agent will provide a used washer & dryer in satisfactory working condition. Residents shall then be responsible for washer and dryer repairs regardless of used condition.
10. Residents are responsible for light bulbs, resetting circuit breakers, all window blinds, all broken windows and all window screens. Residents agree to pay any repair or replacement costs for these items.
11. Owner/ agent shall pay for once weekly normal trash pick up of yards and twice weekly regular dumpster pick ups. Residents shall pay for all other additional trash charges such as excessive yard pick ups, or extra yardage at dumpster or other removal charges.
12. Clogged drains: residents shall pay for clearing of all drains.
13. Rent is due on the 1st day of each month. A late rent fee of 5% of the unpaid amount will be assessed for rents received after 9am on the 3rd of the month. Another 5% late rent fee will be assessed for rents received after 9am on the 9th. A 3rd 5% late rent fee will be assessed for rents received after 9am on the 15th.
14. Owner/ agent does not warrant premises as hypoallergenic. Resident shall be responsible for remediation of their own allergies.
15. Satellite dishes are not allowed. Residents agree to use Comcast/ Xfinity cable services. Lessor reserves the right to remove any satellite dishes immediately at tenant expense.
16. Rooftops: Resident(s) understand and agree that the use of rooftops is strictly prohibited and will incur an additional $500.00 fee to be paid by the Resident(s) as liquidated damages.
17. Lost Keys: There will be a charge of $250 for replacement of each electronic programmable key fob. There is a $30 labor charge + $3/ key for replacing metal keys.
18. Acknowledgement Concerning Insurance: Residents are required to acquire and maintain a liability insurance policy (renters insurance) which provides limits of liabilities to third parties in an amount not less than $300,000 per occurrence. The policy is to be purchased and submitted to Boulder Off Campus, LLC no less than 7 days prior to the start of the lease. If the policy is not acquired and submitted within this time limit, the tenant account will be charged $50/ month until received. Lessor does not provide insurance on tenants personal property.
19. With respect to paragraph 29 of the Boulder Model Lease, “Joint and Several Liability” All tenants will be joint and severally responsible for all common areas, including all interior and exterior of said premises. These fees will be split on a pro rata share based on the number of tenants occupying the entire building.
20. Tenants agree there will be a $50 minimum charge for management to come let a tenant into their unit or bedroom, referred to as a “lockout”. Evening and weekend lockouts may incur an additional $50 afterhours fee.
21. It is absolutely imperative that the tenants remember to leave the heat on no lower than 60 degrees in the premises during the winter and especially when premises are left for an extended period such as Christmas break. Should the tenant fail to keep the premises above 60 degrees and a pipe freezes and breaks, the tenants agree to be financially liable for any and all damages.
22. Prohibited Items: Residents are not allowed the following items:.

-KEGERATORS, OUTSIDE REFRIGERATORS, OUTSIDE KEGS,

-SWIMMING/ WADING POOLS, WATER SLIDES, SNOW RAMPS,

- POOL TABLES, FOOSBALL TABLES, ANY TABLE USED FOR BEER PONG,

-AQUARIUMS, DOG HOUSES, ANY PET ITEMS,

-OUTSIDE MATTRESSES, TRAMPOLINES, HAMMOCKS, HANGING CHAIRS, OUTSIDE TIRES

-CHARCOAL GRILLS, HIBACHI GRILLS, CHARCOAL, LIGHTER FLUID, FIREWORKS OR TIKI TORCHES. (GAS OR ELECTRIC GRILLS ARE OK).

- DART BOARDS, CINDER BLOCKS, PORTABLE BARS, VOLLEYBALL NETS

B) OWNER/ AGENT MAY REMOVE PROHIBITED ITEMS AT RESIDENT EXPENSE WITHOUT PRIOR NOTICE

SIGNATURE PHONE EMAIL SSN/ DL#

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