

The 2008-2009 On-Campus Housing Contract

Addendum for Northwood Apartments Family Housing

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Northwood Apartments are University owned and operated dwellings that house a variety of individuals including undergraduate students, single graduate students and married or domestically partnered students. Apartments available to married and domestically partnered students are intended to provide a space for newly admitted students to reside.

1. Definition -

Residents or potential residents of Northwood Apartments who are married or domestically partnered with or without dependent children (or single with dependent children) fall under this *Addendum* and will be considered residents of Northwood Apartments Family Housing. One resident student signing the *2008 – 2009 On-Campus Housing Contract* per apartment will be considered the primary resident of the apartment. All residents of Family Housing, including non-students are expected to abide by regulations in the *2008 – 2009 On-Campus Housing Contract* and this *Addendum*. Failure to adhere to the policies and procedures in both documents could result in a cancellation of the housing contract and removal of the student, and all occupants of the assigned unit, from the Northwood Apartment complex..

2. Academic Eligibility -

The primary graduate student within a Family Housing apartment unit must maintain at least a half time (50%) assistantship, as defined by their academic department. This must be verified annually with the Department of Residential Life.

3. Dependent Status Verification -

A. Verification of Partnership: If students residing in Family Housing do not have dependent children, they must provide documentation of their partnership via one of the following methods:

- i. Government-issued documentation of marriage
- ii. Government-issued documentation of domestic partnership
- iii. Government-issued documentation of civil union
- iv. Completed State of Connecticut *Domestic Partner Affidavit*, available at <http://www.hr.uconn.edu/forms.html>

B. Documentation of Dependent Child(ren): One of the following forms of identification must be provided for each dependent child residing in Family Housing:

- i. Birth certificate
- ii. Proof of legal guardianship

4. Length of Contract -

Families residing in Family Housing may remain in housing for a maximum of 2 calendar years (defined July 1 – June 30). Students must submit an additional application in order to be eligible for a second year of their contract and must continue to meet eligibility requirements. Contracts cannot be transferred from one spouse/partner to another.

5. Billing -

Rent is calculated monthly and billed to the primary resident. The fee of \$922.10 must be paid in accordance with the guidelines and due dates set forth by the University. Payment must be made directly to the Accounts Receivable Office in the Budds Building, 343 Mansfield Road, Storrs, CT 06269-2074.

6. Apartment Furnishings -

Family Housing units are unfurnished with the exception of a stove and refrigerator.

7. Apartment Assignment -

The Department of Residential Life reserves the right to modify housing assignments as necessary.

8. Acceptance of Apartment Offer -

Potential residents must respond to apartment offers within 10 days. After that point, an applicant will be removed from the waiting list and will need to reapply.

9. Lead Paint -

Housing built before 1978 may contain lead-based paint. Lead from paint, chips and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling as required by U.S. Law. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

At the University of Connecticut Mansfield Apartments, Northwood Apartments, and other apartments in various residence halls were constructed prior to 1978. In compliance with this act this is to inform you that:

A. The Department of Residential Life has no knowledge of the presence of lead-based paint or lead-based hazards in our housing.

B. The Department of Residential Life has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in our housing.

Upon occupying an apartment that was constructed prior to 1978, you will be supplied with a pamphlet, *Protect Your Family From Lead in Your Home*, published by the EPA pertaining to lead-based paint hazards and sign acknowledging receipt of this document. Please contact us at 860-486-5249 if you require this pamphlet in a language other than English. The pamphlet is available in the following languages and can be downloaded from the EPA site:

English Version: <http://www.epa.gov/lead/pubs/leadpdf.pdf>

Spanish Version: <http://www.epa.gov/lead/pubs/leadpdfs.pdf>

Arabic Version: http://www.epa.gov/lead/pubs/pyf_arabic.pdf

Russian Version: http://www.epa.gov/lead/pubs/pyf_russian.pdf

Somalia Version: http://www.epa.gov/lead/pubs/pyf_somali.pdf

Vietnamese Version: <http://www.epa.gov/lead/pubs/leadvn.pdf>

10. Subletting -

Subletting is not permitted for residents of Family Housing and evidence of subletting may result in the termination of the housing contract. Subletting is defined as permitting any individual, whether receiving monetary compensation or not, other than documented and approved immediate family members to reside in the apartment. The Department of Residential Life reserves the right to determine which individuals qualify for Family Housing.

11. Mail -

Mail service is provided directly from the United States Postal Service (USPS), and Residential Life staff do not have access to mailboxes. Upon moving, a change-of-address should be filed with the USPS. Campus mail cannot be received at Northwood Apartments.

12. Keys -

Keys are issued for foyers, apartments and mailboxes for the primary resident living within a Family Housing unit. This resident may provide keys to dependent residents (but not guests) residing in the unit and assumes all responsibility for their care.

13. Storage Facilities -

Storage is not available in Family Housing, with the exception of the outdoor storage shed assigned to each unit. The shed may be opened using the apartment key.

14. Occupancy -

Occupancy in the Northwood Family Housing is limited to four people.

15. Extended Guest Limits -

Family Housing residents can request approval for direct family members to remain in their Family Housing unit for a period of time beyond those limits defined in the *2008 – 2009 On-Campus Housing Contract*. These approvals must be given by the Apartment Complex Office (860-486-2639). No guest in Family Housing may claim the Northwood Apartments address as their own. Extended guests are limited to two (2) at one time and are considered guests of the primary resident.

16. Care for Dependent Children -

Residents of Family Housing are responsible for the behavior of all dependent children. Children under the age of 13 may not be left alone in an apartment or on Family Housing grounds.

17. Status/Situational Updates -

Residents of Family Housing are obligated to notify the Department of Residential Life should there be any changes to their documentation and/or eligibility.

18. Snow Removal -

To facilitate snow removal, University staff or outside snow removal contractors may request vehicles be moved temporarily.

19. Contract Release -

Students must apply for a contract release via the criteria outlined in the *2008 – 2009 On-Campus Housing Contract*. Residents approved to be released from the contract must make an appointment with a Community Assistant to check out and return keys. Failure to do so will result in the inability to contest damage billing charges along with a lock change charge.

20. Air Conditioners -

Students who registered and had an air-conditioning unit installed prior to August 1, 2008 can continue to keep these units in the windows. The student will pay an additional \$75.00 a year to cover the increased cost of electricity. For all other tenants, private air conditioning units are prohibited unless deemed necessary as a medical accommodation, determined by the Center for Students with Disabilities. Students requesting this or any medical accommodation must register with the Center for Students with Disabilities and submit supporting documentation.