

Monmouth University Tenancy Rules & Regulations

Monmouth University, herein called the University, shall provide the Tenant with the use of a room for the duration of the Lease. The Tenancy commences when the Tenant takes possession of the room key. Tenancy concludes on the end date listed on the Tenant's Lease. University housing may also be terminated upon the Tenant's receipt of written notification from the University of his/her removal and prohibition from University Housing.

The Tenant Agrees:

- 1) To be accountable within University housing for all behavior.
- 2) To abide by all Federal, State and Local laws.
- 3) To reside in the assigned room with his/her assigned roommate and to vacate and remove all personal property from the room, suite and/or apartment when the Lease is terminated.
- 4) To abide by any room changes, as mandated by the University.
- 5) To assume all responsibility for personal belongings. The University does not assume responsibility for damage or loss to Tenant's belongings, regardless of cause.
- 6) To keep the room, suite, and/or apartment and common areas (bathrooms, lounges, hall areas and outdoor spaces) clean and fit for habitation. The Tenant will be responsible for all damages done to the furniture, appliances, plumbing, heating, air conditioning, and ventilation systems as a result of the Tenant's neglect, regardless of whether the neglect was the committing of an act that caused the damage or the failure to do an act in order to prevent damages (i.e. reporting needed repairs to University's Office of Conference Services and Special Events).
 - a. As the Tenant checks into the assigned room, suite, and/or apartment, an inspection of same will be conducted by the Summer Residence Coordinator. Any damages to or missing items in the room, suite, and/or apartment, or the fixtures existing at the time will be listed on the Room/Apartment Condition Report (RCR). The Tenant agrees to accept responsibility for damages and items missing at the end of the Lease term (or termination of the Lease) which are not listed on the RCR.
 - b. Damage to the halls, lounges or other public areas is the responsibility of the Tenant and/or Tenant's guest who caused the damage.
- 7) To conform to New Jersey law and University policy and avoid and refrain from the use, possession or sale of any and all narcotics or other controlled substances. The odor of controlled substances will constitute use and possession. Violations to this Rule are considered very serious and will result in eviction from University housing.
- 8) To conform to New Jersey law and University policy regarding alcoholic beverages in that, all individuals who consume alcohol on the premises need to be over the age of 21. **A Tenant who is under the age of 21 and who possesses or consumes alcoholic beverages, or is under the age of 21 in a room where alcoholic beverages are present, is in violation of University regulations and is subject to removal from University housing.** Beer kegs, mini kegs or beer balls are not permitted. In addition, alcoholic beverages or illegal substances may not be sold, distributed, consumed or possessed that violate such laws in any way. Monmouth University does not allow alcohol consumption in open areas, lobbies, basements, quads or hallways. Any violations of such laws will subject Tenant or guest(s) to arrest by the Monmouth University or local Police Department and to prosecution by the Monmouth County Prosecutor's Office. Any alcohol or illegal substances found on Monmouth University's premises in violation of such laws will be confiscated and destroyed. The Monmouth University Police Department has a zero tolerance, and has the authority to arrest for a first offense. Fines range from \$500.00 to \$1,000.00. Tenants and their guests do not have the privilege having their case heard through University Judicial Affairs.
- 9) To conduct his/her activities so as not to interfere with the quiet enjoyment of others, including University students and neighbors of the University property. Quiet hours are 10 p.m. – 10 a.m. Sunday through Thursday and midnight-11 a.m. Friday and Saturday. These hours may be modified during specific periods of the Tenancy as well as at the discretion of the Monmouth University Police Department.
- 10) To be responsible for all of their guests' actions within University housing. The Tenant must accompany guests at all times, while they are visiting in University housing. Overnight visitation is

limited to 48 consecutive hours and no more than four (4) cumulative nights per month, and only with the consent of the roommate. University housing is only opened to assigned Tenants, University officials and staff, and guests of assigned Tenants; it is not open to the general public. Violations of the guest and visitation policy may result in loss of guest privileges or eviction from University housing.

- 11) Not to allow any persons other than assigned roommates to live in the room, suite and/or apartment. Violation of this restriction is considered very serious and will result in eviction from University housing.
- 12) Social affairs or gatherings, such as birthday celebrations, of fewer than 10 persons may be conducted, but are subject to all quiet and noise restrictions and in no case may they extend beyond 11:00 p.m. on weekdays or 2:00 a.m. on weekends. Tenants cannot charge admission to such social affairs or gatherings. Furthermore, Tenants must comply to the borough of West Long Branch's fire code pertaining to occupancy limits.
- 13) Not to misuse, abuse or tamper with fire safety equipment, including extinguishers, smoke detectors, pull boxes, fire door alarms, and signs. Tenants are required to vacate the building promptly in the case of all fire alarms. Violations of these safety requirements are considered very serious and will result in fines and eviction from University housing.
- 14) Not to smoke in University housing. NJ State law requires that smokers stand 25 feet away from the building entrance.
- 15) Not to lend room keys. Room keys may not be duplicated under any circumstances. Lost or stolen keys are to be reported immediately to the University's Office of Conference Services and Special Events and will require a lock change, to be paid for by the Tenant. Tenants may not add locks/alarms/chains or otherwise alter locks on any doors.
- 16) Not to possess or use fireworks, dangerous chemicals, firearms or weapons at any time.
- 17) That Tenant may bring a refrigerator that is no larger than 2.5 cubic feet. If Tenant is interested in bringing any other appliances into University housing, contact the Office of Conference Services and Special Events first for appliance restrictions.
- 18) Not to remove or open window screens or to pass anything through the window in either direction.
- 19) Not to install waterbeds, build a loft with furniture and/or bunk beds, or stack furniture.
- 20) To pay All University accounts in full.

The University:

1. Reserves the right to enter a room for inspection of facilities for health, safety, and maintenance, for damage to space or equipment, for occupancy verification, and to uphold University policy or in the event there is reason to believe a policy violation is occurring.
2. Agrees to exercise every reasonable caution to safeguard the health, safety, and facilities for each Tenant and will make every good faith effort to repair properly reported defect or deficiencies in University Housing.
3. Is not responsible for any inconvenience or interruption of services due to repairs, improvements or for any reason beyond the Landlord's control.
4. Reserves the right to take appropriate action, including immediate eviction from University Housing for conduct which is found by the University in its sole and absolute discretion, to be in violation of the University's rules, regulations, policies, and/or the Tenancy Rules and Regulations, or which is otherwise detrimental to the health, safety and welfare of the Tenant or others, or disruptive of the housing environment.

I have read, understand and will abide by the Tenancy Rules & Regulations established by Monmouth University:

Signature: _____ Date: _____