

SUNNYSIDE APARTMENTS RENTAL AGREEMENT

This is a legal document – please read it carefully

I hereby contract with Sunnyside Apartments, a department of The University of Utah, to rent the apartment unit indicated below. I agree to pay rent monthly in the amount indicated at <https://apartments.utah.edu/apartment-info/rates.php> (as updated from time to time), in advance, on or before the first calendar day of the month. I understand that my account will be considered delinquent if I have not paid it in full on or before the first day of the month. If my account is not paid in full by 9:00PM on the 7th calendar day of each month, Sunnyside Apartments will assess a late fee in the amount indicated at <https://apartments.utah.edu/apartment-info/rates.php> (as updated from time to time), and I hereby agree to pay it. If I am employed by the University of Utah and fail to pay my account in full within thirty (30) days of the due date, I agree that Sunnyside Apartments may have the amount due withheld from my paycheck. The amount due may include, but is not limited to: past due rent, court costs, late fees, or cleaning and damage fees.

I understand that Sunnyside Apartments has the right to increase rental rates during the term of the Rental Agreement, with thirty (30) days written notice.

I hereby acknowledge and agree that this Rental Agreement is a month-to-month contract and may be cancelled by Sunnyside Apartments with 30 days' advance written notice. I agree that I must submit an Intent to Vacate form per the [Cancellation of Rental Agreement Section](#) of the Resident Handbook to the Sunnyside Apartments Main Office at least thirty (30) days before I vacate the apartment. If I vacate the apartment with less than thirty (30) days' notice, I agree to pay rent for thirty (30) days following such notice. I understand that my right of entry to the apartment ends when I turn in the keys; however, I will still be liable for the rent for the full thirty (30) day period.

I hereby acknowledge that the Sunnyside Apartments' Resident Handbook can be found online at apartments.utah.edu/resident-handbook. I also acknowledge that the policies contained in the Resident Handbook and the rules and regulations of The University of Utah are incorporated into and are part of this Rental Agreement. Sunnyside Apartments and the University of Utah have the right to make changes to this Rental Agreement, the Resident Handbook, or other policies and regulations by giving thirty (30) days written notice. I will be held responsible for compliance with said changes.

The Family Educational Rights and Privacy Act (FERPA) is a federal law that protects the privacy of student education records. The act forbids the University from releasing personal identifiable student educational records or files, or personal information contained in those files without the student's written consent, except in specific situations. I give Sunnyside Apartments permission to release information regarding my student eligibility and housing rental account to all residents signed on a Rental Agreement for this unit.

I understand that Sunnyside Apartments uses email for official communication and it is my responsibility to provide and update my email address with Sunnyside Apartments.

Knowingly furnishing false information is an offense under the University's Student Conduct Code with sanctions as serious as expulsion from the University. I understand that when I sign this contract it becomes a legally binding contract.

Eligible Resident's Signature

University ID Number

Date

Print Name

Co-Resident's Signature (if applicable)

University ID Number

Date

Print Name

Apartment Address/Unit

Salt Lake City, UT 841_____

Sunnyside Apartments Representative

Move-in Date