

## UCLA/WESTWOOD BAYIT LEASE SEPTEMBER 15, 2023 - JUNE 30, 2024

THIS UCLA/WESTWOOD BAYIT LEASE (The "Lease") IS A CONTRACT AMONG YOU, THE UCLA/WESTWOOD BAYIT, AND THE BAYIT PROJECT, INC.

**This Lease must be signed by each member of The UCLA/Westwood Bayit.** By entering into this Lease, you are agreeing as a member of the UCLA/Westwood Bayit that it will collectively lease 619 Landfair Avenue from the Bayit Project, Inc. from September 15, 2023 through June 30, 2024, under the following terms and conditions:

1. The UCLA/Westwood Bayit will collectively lease 619 Landfair Avenue from the Bayit Project, Inc., the nonprofit charity that was created in 1980 to own and maintain the property for the ongoing benefit and use of the UCLA/Westwood Bayit.
2. I accept the responsibility of paying rent for my room, for my board, and for my share of the utilities and normal maintenance, and I understand that:
  - a. The Bayit will make quarterly lease payment based on a maximum monthly lease amount of \$13,000 to the Bayit Project, Inc. for the entire Bayit. The maximum per person monthly rent for a single room is \$940, and for a double room \$670, with individual room rents set as shown in the table below:

Room	Type	Per Person Rent per Month	Total Rent for Room per Month	Fall Quarter Per Room 9/15-12/31 (mo. x 3.5)	Fall Quarter Per Person 9/15-12/31 (mo. x 3.5)	Winter Quarter per Room 1/1-3/31 (mo. x 3.)	Winter Quarter Per Person 1/1-3/31 (mo. x 3.)	Spring Quarter Per Room 4/1-6/30 (mo. x 3)	Spring Quarter Per Person 4/1-6/30 (mo. x 3)	Annual Per Person
1	Double	\$670	\$1,340	\$4,690.0	\$2,345.0	\$4,020	\$2,010	\$4,020	\$2,010	\$6,365
2	Double	\$670	\$1,340	\$4,690.0	\$2,345.0	\$4,020	\$2,010	\$4,020	\$2,010	\$6,365
3	Single	\$730	\$730	\$2,555.0	\$2,555.0	\$2,190	\$2,190	\$2,190	\$2,190	\$6,935
4	Single	\$730	\$730	\$2,555.0	\$2,555.0	\$2,190	\$2,190	\$2,190	\$2,190	\$6,935
5	Single	\$940	\$940	\$3,290.0	\$3,290.0	\$2,820	\$2,820	\$2,820	\$2,820	\$8,930
6	Single	\$940	\$940	\$3,290.0	\$3,290.0	\$2,820	\$2,820	\$2,820	\$2,820	\$8,930
7	Double	\$670	\$1,340	\$4,690.0	\$2,345.0	\$4,020	\$2,010	\$4,020	\$2,010	\$6,365
8	Double	\$670	\$1,340	\$4,690.0	\$2,345.0	\$4,020	\$2,010	\$4,020	\$2,010	\$6,365
9	Double	\$670	\$1,340	\$4,690.0	\$2,345.0	\$4,020	\$2,010	\$4,020	\$2,010	\$6,365
10	Double	\$670	\$1,340	\$4,690.0	\$2,345.0	\$4,020	\$2,010	\$4,020	\$2,010	\$6,365
11	Single	\$900	\$900	\$3,150.0	\$3,150.0	\$2,700	\$2,700	\$2,700	\$2,700	\$8,550
12	Single	\$900	\$900	\$3,150.0	\$3,150.0	\$2,700	\$2,700	\$2,700	\$2,700	\$8,550
13	Single	\$850	\$850	\$2,975.0	\$2,975.0	\$2,550	\$2,550	\$2,550	\$2,550	\$8,075
All	Total All Rooms, before \$13,000 Cap		\$14,030	\$49,105		\$42,090		\$42,090		
All	Total All Rooms, with Cap.		\$13,000	<b>\$45,500</b>		<b>\$39,000</b>		<b>\$39,000</b>		

- b. The Bayit may reduce each resident's rent, if there are enough residents living in the house that the total quarterly rent actually collected [not just owed] from all the residents is equivalent to more than the \$13,000 maximum monthly lease payment owed to the Bayit Project. For example, if all rooms are full for the fall quarter, and the Bayit collects fall quarter rents of \$49,105, the Bayit would pay the Bayit Project \$45,500, and return the remaining \$3,605 to the residents as a rent rebate paid to each resident.
  - c. Room rents will be collected quarterly by the Bayit Resident Advisors for the Bayit's single collective lease payment, which must be received by the Bayit Project, Inc. no later than five days before the start of each quarter. Room rents are payable by either: (1) a check made out to "Westwood Bayit"; or (2) a Zelle payment made per instruction of the Resident Advisor[s]. Payment must be received by the Bayit Resident Advisor[s] on or before the following rent due dates for each quarter:
    - **September 1:** Each person's lease payment is due for the 3½-month period September 15 through December 31.
    - **December 15:** Each person's lease payment is due for the 3-month period January 1 through March 31.
    - **March 15:** Each person's lease payment is due for the 3-month period from April 1 through June 30.
  - d. I acknowledge that the Bayit Project will incur administrative cost in connection with late rental payment, chargeable to The Bayit. If I fail to pay the rent in full by the end of the seventh day after it is due, I will pay The Bayit a late charge of \$50. If my check is dishonored by the bank, I will pay a returned check charge of \$50 to the Bayit Project. A late charge will be imposed if the returned check causes the rent to be late. The Bayit may require future payments to be in a form other than personal check in the event of a returned check.
  - e. Double rooms must be occupied by two persons in order for each to be charged rent at the double rate. If one person moves into a double room, or his or her roommate leaves, the room occupant may be charged the single rate, at the discretion of the Bayit Project, until he or she has a roommate.
  - f. **I have the option of vacating my room and discontinuing payment as of either of the following two dates: December 31 or March 31.**
    - If I wish to leave the Bayit by December 31, I must give the Bayit and the Bayit Project written notice of my intent by November 15<sup>th</sup>, and must move out no later than December 31.
    - If I wish to leave the Bayit by March 31, I must give the Bayit and the Bayit Project written notice of my intent by February 15<sup>th</sup>, and must move out by no later than March 31.
    - I must pay rent through December 31 if I give notice by November 15 and move out on or before December 31, must pay rent through March 31 if I give notice by February 15 and move out on or before March 31, and must pay rent through June 30 if I move out between April 1 and June 30. I understand that my rent for Spring Quarter will not be prorated or reduced if I leave before June 30.
3. The UCLA/Westwood Bayit's members collectively may elect to change at any time the amount charged for food, utilities, and maintenance, based on actual or anticipated expenses. Expenses have ranged between \$100-\$200 per month, depending on the number of residents, their decisions re food, cable tv, cleaning services, etc., and their efforts to conserve water and energy.
  4. The rent for a room will be the same whether it is furnished or unfurnished. The Bayit may be able to provide a bedframe and mattress on request.
  5. If I fail to pay the UCLA/Westwood Bayit when payment is due, or fail to abide by the terms of the Bayit Living Contract, I could forfeit my right to room and board at 619 Landfair, and any deposits I have made.
  6. I may not order additional utilities or services such as cable or satellite tv service without the express written permission of the Bayit Project, Inc.
  7. I agree to pay a \$500 security deposit, payable to the Bayit Project, Inc. when I submit this Lease. I understand:

- a. If my application is accepted and I fail to move in and pay rent, I will forfeit my deposit.
- b. My deposit will be returned to me when I move out of the Bayit, except as penalty for failure to pay rent, and/or as penalty for damages to room, house, furniture, and equipment beyond ordinary wear and tear. I understand that the Bayitniks are collectively responsible for damages to the Bayit, and, if the person causing damages does not take responsibility for them, the amount of the damages will be allocated to all Bayitniks and my security deposit will be proportionally reduced.
- c. The Bayit Project, Inc. may increase the required security deposit in subsequent leases.
- d. If I do not claim my deposit within six months of moving out of the Bayit, it will become a donation to the Bayit Project, Inc.

I acknowledge this Lease is both morally and legally binding, and that if I should willingly break it such action may result in community disdain, financial penalties, forfeiture of my right to live at the Bayit, and/or legal action.

**UCLA/Westwood Bayit Member:**

_____	_____	_____
<b>Date</b>	<b>Name</b>	<b>Signature</b>

**On behalf of the UCLA/Westwood Bayit:**

_____	_____	_____
<b>Date</b>	<b>Name</b>	<b>Signature</b>

**On Behalf of the Bayit Project, Inc.:**

_____	_____	_____
<b>Date</b>	<b>Name</b>	<b>Signature</b>