



THE UCLA/WESTWOOD BAYIT STATEMENT OF ASSOCIATION AND LIVING CONTRACT

THIS IS A CONTRACT BETWEEN YOU AND THE UCLA/WESTWOOD BAYIT. By entering into this UCLA/Westwood Bayit Statement of Association and Living Contract you are agreeing to become a member of The UCLA/Westwood Bayit, an unincorporated association consisting of the current residents of your home at 619 Landfair Avenue. The UCLA/Westwood Bayit was started in 1974 by 23 Jewish students who banded together to rent a former fraternity house at 619 Landfair Avenue, named it "the Bayit" (which means "Home"), and in it created a Jewish community imbued with the spirit of "chevra" (teamwork, cooperation and friendship). This founding spirit is as important today as it was then.

The UCLA/Westwood Bayit collectively leases 619 Landfair Avenue from The Bayit Project, Inc., a non profit organization run and governed by volunteers. Its members — many of them former Bayit members — have undertaken in the charity's mission statement to help the UCLA/Westwood Bayit:

Provide a residential Jewish community in the vicinity of UCLA for Jewish college students;

Strengthen a commitment to Judaism and such qualities as personal and campus leadership, mutual support, and respect for Jewish pluralism;

Observe Shabbat and kashrut in the public spaces of the Bayit and to increase the residents' understanding of and commitment to these and other Jewish practices (e.g., holiday observance, study, and prayer) in manner respectful of the diversity of the Bayit community; and

Work cooperatively with other campus Jewish groups.

The hope for each Bayit resident ("Bayitnik") is that life as a Bayit member will encourage personal growth, strengthen relationships with others at the Bayit, and encourage community involvement.

The Bayit itself is very much a community whose members rely on one another. **To enjoy the rewards of living in the Bayit community you must support it by: (1) promising to do the chores which sustain it physically; and (2) committing to an attitude that maintains the Bayit's community spirit.**

Below is a list (developed based on the experience of previous Bayitniks) of the commitments you must make and honor in order for the Bayit community to function effectively.

I. Agreement to Join the UCLA/Westwood Bayit:

1. I agree to become a member of the UCLA/Westwood Bayit.
2. I agree to enter into a lease with the Bayit Project, the owner of the property at 619 Landfair Avenue, Los Angeles, California. I understand that all other Bayitniks (those living at this address) will be entering into the same lease while they are living at the Bayit.

II. Commitments as a Bayitnik:

1. **The Golden Rule:** The Bayit's pluralistic spirit of respect and accommodation is expressed in

its general rule that the standard of kashrut for the kitchen, dining room and other common areas is set so that the most observant Bayitnik is comfortable, while each resident (or pair of residents collectively in a double room) is allowed to make a private decision about kashrut in his or her own room. At a minimum, the Bayit observes the following standards of kashrut: (1) separation of dairy and meat; (2) separation of dairy and meat utensils; (3) use of kosher meat and other products; and (4) the observance of a no cooking policy on shabbat and on Jewish holy days. I will not bring unkosher food into the Bayit's community spaces, and I agree that I will inform the Bayit's kashrut committee immediately of any breaking of the kashrut rules so that a problem with kashrut can be quickly corrected.

2. **I will do avodah (housework chores) as scheduled.** These responsibilities may include, among other things: cleaning the kitchen, bathrooms, yard and other public areas; putting out the trash; and such other jobs as may be necessary to help the Bayit function as part of twice weekly chores assigned by the Resident Advisors of the Bayit.
3. **I will respect others' ideologies** (such as vegetarianism) and levels of Jewish observance (such as Shomer-Shabbat).
4. **I will respect public spaces during Jewish holidays.** When using the Bayit's public areas, I will abide by such rules as the Bayitniks may agree concerning Shabbat and holy day observance, such as no television, radio, turning lights on and off, or smoking.
5. **I will respect Bayit rules, such as those regarding parking and quiet hours.** Quiet hours are at 11 pm on school nights until 8 am. On Friday and holiday nights, quiet hours begin at 1 am and end at 8 am.
6. **I will be on time for group meetings (aseifa) and participate until the meeting is finished.** The Bayit has a group meeting every other week.
7. **I will pay my rent, utility and other bills on time to the Resident Advisor in charge of finance.** If I anticipate any problem in paying on time, I will inform the Resident Advisors immediately and arrange a payment schedule acceptable to the Bayit and the Bayit Project.
8. **I will clean up my own mess** in any community space (wiping down counters, washing dishes, putting away spices, etc.).
9. **I will report and take responsibility for any damages I cause** to the Bayit, its furnishings, and fixtures.
10. **I will keep in mind that what I do affects the other people living in the Bayit.**
11. **I will participate enthusiastically** rather than grudgingly, and do my best in what I do for the Bayit.
12. **I will work to preserve shalom-bayit (peace in the house). I will use diplomacy** when I speak with another Bayitnik. **I will communicate directly and with love** with other Bayitniks and RAs about complaints or problems I have.
13. **In disputes, I will be open to compromise** and choose my battles wisely.
14. **The Bayit is my home; the other Bayitniks my family. I will treat them that way.**

III. Pets:

It is strongly recommended that people do not have pets in the Bayit for both the sake of the pet and for the other residents of the house. If the entire house agrees and the Bayit Project agrees in writing, a pet may be allowed under the following conditions:

1. The house will have an anonymous vote whether to allow the pet or not after the person seeking to bring it to the Bayit has presented the pet's behavioral habits and how they plan on taking care of it. It is an important and necessary precondition for the pet to have a specified backup home it will go to if evicted.
2. If the house votes to approve the pet, the house will send the Bayit Project a written description of the pet, its behavioral habits, plans for its care, and the specified backup home. The Bayit Project must approve and return the description before the pet moves into the Bayit.
3. If the pet causes damage to the house or harms any resident in any way, such as by biting/physical attack, causing bad smells, or causing allergic reactions, the pet will be evicted.
4. If it is expected that the pet will cause any Bayitnik to have an allergic reaction it will not be allowed to stay at the Bayit, even if the pet moved in before the person with the allergy.

III. Enforcement of Commitments.

I understand that my failure to honor my Bayit commitments would be a serious matter.

My failure to honor my financial obligations could endanger the UCLA/Westwood Bayit's lease or its ability to buy food or pay utilities. My failure to do avodah, or doing an incomplete job of my assigned chores, could cause sanitation or health problems and would in any event seriously erode the Bayit's community spirit.

I agree to deposit an "**accountability deposit**" of \$250 with the UCLA/Westwood Bayit Resident Advisors as a monetary guarantee that I will honor my Bayit commitments. This is in addition to the \$500 **security deposit** for the Bayit Project. While penalties should rarely have to be imposed, I understand and agree that failure to live up to my commitments to the house and my fellow Bayitniks may result in fines, and serious or repeated infractions of the terms of this Bayit Living Contract, in addition to other remedies, may lead the UCLA/Westwood Bayit or the Bayit Project to terminate my right to reside at the Bayit.

I understand and agree that the Bayit and the Bayit Project will apply the following penalties:

1. The first time a Bayitnik fails to complete a chore or designated task by the appointed time, they will receive a warning.
2. Following the initial warning, every time a Bayitnik fails to complete their chore, they will receive a notice detailing how much their fine will be and a time and method by which they must work it off. The amount of the fine will be \$10 multiplied by the Bayitnik's number of fined infractions. The method of working off a fine will involve completing a special Bayit chore not typically assigned to the house (i.e. cleaning out the house fridge section, cleaning leftover dishes in the sinks, etc).
3. If an individual does not work off a fine within the established time, it will become a permanent deduction from their accountability deposit.

- a. Illustration: Joe Bruin has violated his commitment for the first time following his initial warning; he will now be deducted \$10 from his accountability deposit. He fails to work off his fine. Joe Bruin violates his commitment a *second* time; he will now be deducted an additional \$20 (\$10 x 2) from his accountability deposit. In total, Joe Bruin has been deducted \$30 from his accountability deposit.
4. If a Bayitnik's fines exceed their \$250 accountability deposit, their membership and residency may be terminated by a vote of two-thirds of the Bayit's members. If the Bayitnik in question is allowed to stay, they agree that they will immediately deposit an additional \$250 with the Bayit. This \$250 will be forfeited to the Bayit on the next occasion, if any, on which they fail to honor a commitment. If they do not produce the check within two weeks to the Resident Advisors, the Bayitnik will be evicted, barring extenuating circumstances.
5. The Bayit Project reserves the right to terminate my residency immediately at any time in the event that I commit a serious breach of my commitments or membership or engage in conduct threatening the mental or physical health, safety or property of others.

If I am asked to leave the Bayit, I will move out of the Bayit within two weeks of notice of the termination of my rights to reside at the Bayit, and my obligation to pay rents and utilities will continue until the earlier of: (1) the end of the month following the month in which I move out of the Bayit; or (2) the date on which a new Bayitnik moves into the Bayit in my place.

I hereby acknowledge having read and understood this UCLA/Westwood Bayit Statement of Association and Living Contract, and will abide by its terms.

Date	Full Name	Signature
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