

# UCLA/WESTWOOD BAYIT LEASE SUMMER 2023 (June 16 – September 14)

THIS UCLA/WESTWOOD BAYIT LEASE, SUMMER 2023 (The "Summer Lease") IS A CONTRACT AMONG YOU, THE UCLA/WESTWOOD BAYIT, AND THE BAYIT PROJECT, INC

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

1. The UCLA/Westwood Bayit will collectively lease 619 Landfair Avenue from The Bayit Project, Inc.
2. Bayit residents living at the Bayit for the spring quarter of the 2022-2023 school year have the right to occupy their rooms through June 30, 2023. Summer rooms may become available for occupancy starting no earlier than June 16, 2023, and must be vacated no later than September 14, 2023 to be available for the start of the fall quarter of the 2023-2024 school year.
3. 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. **For Summer 2023**, monthly rent for each of the 13 bedrooms at 619 Landfair Avenue is as follows:

Room	Type	Monthly Rent Per Person	Monthly Rent Per Room
1	Double	\$525	\$1050
2	Double	\$525	\$1050
3	Single	\$575	\$575
4	Single	\$575	\$575
5	Single	\$700	\$700
6	Single	\$700	\$700
7	Single	\$650	\$650
8	Single	\$650	\$650
9	Single	\$650	\$650
10	Single	\$650	\$650
11	Single	\$625	\$625
12	Single	\$625	\$625
13	Single	\$615	\$615
Total			\$9115

- b. The minimum rental period is two weeks. Rent for a stay of less than one month shall be in weekly increments of \$200 for a single and \$175 per person for a double, regardless of room, with no partial weeks. Thus, rent for two weeks or less is \$400 for a single and \$350 per person for a double, and rent for 15 days to three weeks is \$600 for a single and \$525 per person for a double.
  - c. Double rooms for the summer 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 that person will be charged the single rate until he or she has a roommate.
  - d. The rent for a room will be the same whether it is furnished or unfurnished. The UCLA/Westwood Bayit may be able to provide a bedframe and mattress on request.

4. 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.
5. My payments will be made by check payable to the UCLA/Westwood Bayit, or by Zelle made per instruction of the Resident Advisor[s] delivered to The Bayit Resident Advisor[s], in full on the FIRST day of every month, or, if I am staying less than a full month, payment is due before I move in.
6. 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 the Bayit , and any deposits I made.
7. 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.
8. I agree to pay a \$500 security deposit, payable to The Bayit Project, when I submit this Summer Lease. I understand that:
  - 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. reserves the right to increase the security deposit in subsequent leases.
  - d. If I do not claim my deposit within six months of moving out of 619 Landfair Avenue, it will become a donation to the Bayit Project.
9. 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:**

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<b>Date</b>	<b>Name</b>	<b>Signature</b>
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**On behalf of the UCLA/Westwood Bayit:**

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<b>Date</b>	<b>Name</b>	<b>Signature</b>
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**On behalf of the Bayit Project, Inc.:**

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