

UCLA/WESTWOOD BAYIT LEASE

THIS UCLA/WESTWOOD BAYIT LEASE (The "Lease") IS A CONTRACT AMONG YOU, THE UCLA/WESTWOOD BAYIT (The Bayit), AND THE BAYIT PROJECT, INC. **This Lease must be signed by each member of the Bayit.** By entering into this Lease, you are agreeing as a member of the Bayit that the Bayit will collectively lease 619 Landfair Avenue from the Bayit Project, Inc. under the following terms and conditions:

1. I agree that The Bayit will collectively lease 619 Landfair Avenue from the Bayit Project, Inc.
2. I agree to 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 \$12,500 to the Bayit Project, Inc. for the entire Bayit. The Bayit may collectively agree to reduce each resident's individual monthly rent, if there are enough residents living in the house that the total full rent collected from all the residents would be more than the \$12,500.00 maximum monthly lease payment.
 - b. The maximum monthly rent for a single room is \$925, for a double room is \$645 per person, and for a triple room is \$510 per person. Residents may pay the entire quarter's rent as a single total payment on the respective due dates for any quarter below and receive a \$200 reduction in the total maximum rent due for that quarter.
 - c. Rent will be collected quarterly by the Bayit Resident Advisors for the Bayit's single collective lease payment to the Bayit Project, Inc., as follows:
 - **September 1:** Each person's lease payment due for the 3½-month period September 16 through December 31 for a total of (at most) \$3,237.50 for a single, \$2,257.50 for a double, and \$1,785.00 for a triple, before rent reduction, if applicable.
 - **December 15:** Each person's lease payment due for the 3-month period January 1 through March 31 for a total of (at most) \$2,775.00 for a single, \$1,935.00 for a double, and \$1,530.00 for a triple, before rent reduction, if applicable.
 - **March 15:** Each person's lease payment due for the 3-month period from April 1 through June 30 for a total of (at most) \$2,775.00 for a single, \$1,935.00 for a double, and \$1,530.00 for a triple, before rent reduction, if applicable.

If I choose to pay monthly, I will provide three post-dated checks for the associated months of the quarter to the Bayit Resident Advisor[s], on the above due date for each respective quarter.

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 \$25 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.

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.

- b. **This is a 9-1/2 month lease.** However, 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 15th. 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 15th.** I understand that this notice is necessary to give the Bayit and the Bayit Project time to try to find a new member to take my place.

With respect to my lease obligations, I recognize the following:

1. **I am obligated to pay rent through December 31** if I give notice by November 15 and move out on or before December 31, **or through March 31** if I give notice by February 15 and move out on or before March 31, **or through June 30** if I move out between April 1 and June 30.
 2. New Bayitniks moving in during any month other than September or October will be required to pay rent effective the first day of the month during which they arrive.
 3. If a room or rooms should remain empty without rent being paid for them, the burden of the unpaid rent shall be equally shared by the Bayitniks remaining, except that in no event shall an individual's rent exceed the maximum amounts stated above.
- c. Any resident moving into the Bayit between September 15 and October 31 must pay rent starting as of September 15 (1/2 rent for the half-month of September), regardless of the resident's specific move-in date. I understand that if I am planning to move into my room later than September 15, the Bayit Project may rent my room to a summer resident until I arrive without changing my rent.
 - d. Any resident moving in between in between November 1 and June 30 must pay full rent beginning as of the 1st of the month in which the resident arrives, through the June 30 lease period, or through December 31 or March 31, if proper notice to vacate as of one of those dates is given as described in Section 2.b., above. **I understand that the rent will not otherwise be prorated or reduced if I leave before June 30.**
 - e. The rent for a room will be the same whether it is furnished or unfurnished.
 - f. The UCLA/Westwood Bayit (i.e., the residents collectively) may change at any time the amount charged for food, utilities and maintenance, based on actual or anticipated expenses. Expenses have typically 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.
 - g. My payments will be made by check, money order payable to the Bayit, Venmo transfer (@UCLABayit), or by cash.
 - h. If I fail to pay the Bayit by the last day of the month in which 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 may have made.
 - i. I may connect telephone service in my room at my own expense.
3. I agree to pay a \$550 security deposit, payable to the Bayit Project, Inc. when I submit this 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 the Bayit, it will become a donation to the Bayit Project, Inc.
 4. I realize that 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.

Bayit Member:

Date

Name

Signature

On behalf of the Bayit:

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Date	Name	Signature

On Behalf of the Bayit Project, Inc.:

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Date	Name	Signature