

## UCLA/WESTWOOD BAYIT LEASE SUMMER

THIS UCLA/WESTWOOD BAYIT LEASE, SUMMER 2020 (The "Summer Lease") IS A CONTRACT AMONG YOU, THE UCLA/WESTWOOD BAYIT, AND THE BAYIT PROJECT, INC. The same Summer Lease is to 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 the UCLA/Westwood Bayit will collectively lease 619 Landfair Avenue from the Bayit Project, Inc. under the following terms and conditions:

1. I agree that the UCLA/Westwood Bayit will collectively lease 619 Landfair Avenue from the Bayit Project.
2. I agree to accept the responsibility of paying rent for my room, and additional amounts for my board, and for my share of the utilities and normal maintenance, and I understand that:
  - a. The monthly rent will be \$690 for a single room and \$485 per person for a double room.
  - b. The minimum rental period is two weeks. Rent for a stay of less than one month shall be in weekly increments of \$190 for a single and \$160 per person for a double, with no partial weeks. Thus, rent for two weeks or less is \$380 for a single and \$320 per person for a double, and rent for 15 days to three weeks is \$570 for a single and \$480 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.
  - e. 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 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.
  - f. My payments will be made by check or money order payable to the UCLA/Westwood Bayit, or by cash.
  - g. My payments are due on the 15th of each month **in advance** for the following calendar month (i.e., I must pay, for example, pay the rent, utilities, etc. for July 1-31 by June 15).
  - h. I understand that the rent will be due in full for each calendar month. The amount of rent due will not be prorated if I arrive after the start of the calendar month or depart before the end of the calendar month.
  - i. If I fail to pay the UCLA/Westwood 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 UCLA/Westwood Bayit, and any deposits I may have made.
  - j. 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.

3. I agree to pay a \$300 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.
  - c. 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.
  - d. The Bayit Project, Inc. reserves the right to increase the security deposit in subsequent leases.
  - e. 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.
4. I realize that this Summer 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 UCLA/Westwood Bayit, and/or legal action.

**UCLA/Westwood Bayit Member:**

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

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

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