



2023-2024 HOUSING RENTAL AGREEMENT

Student Housing at Triad School of Ministry is at West Pointe Apartment located at 3102 Commerce Place and 2404 Blanche Dr in Burlington, NC 27215. Complete the housing application at triadministry.com/housing. Please sign this rental agreement and **return by mail** with your housing deposit to:

Trinity Worship Center
3157 South Church St.
Burlington, NC 27215
Memo: TSOM Housing/ Lydia Moser

TERMS & CONDITIONS

The term of this agreement will be for housing beginning on 8/12/23 and ending on 5/31/24.

WHAT'S INCLUDED: Includes rent, water, electric, and internet. Amenities include electric, water, internet, living room set, bunk beds, dressers, appliances, and basic kitchen set. You will be responsible for toiletries, food, linens, bedding, specialty appliances, and any room decor within housing guidelines. Total housing costs are subject to change based on enrollment and availability.

UTILITIES: Triad School of Ministry will pay the following utilities: electric, heat, internet, and renter's insurance. Sufficient heat must be used by the Student at all times to prevent frost damage.

Heat Provider is: Piedmont Natural Gas
Electric Provider is: Duke Energy
Internet Provider is: Spectrum
Renter's Insurance Company is: State Farm

ROOMMATES: A housing unit is comprised of either all male students or all female students. Triad School of Ministry does not allow other students or visitors to stay in the housing units if they have not been named in the leasing agreement. This agreement allows for up to 6 students to use the housing unit during housing in 2023/2024.

PRIVATE USE AND CLEANLINESS: The student agrees to make a good faith effort to maintain overall quiet and order throughout the premises. The student also agrees to use the premises for residential purposes only in a quiet, peaceable and lawful manner, and to refrain from any conduct that disturbs the use and quiet enjoyment of tenants in other units. Westpointe Apartments and AHB \Rentals shall keep the premises fit for human habitation and comply with all state and local laws regarding repair and maintenance of the premises. The student shall immediately notify Lydia Moser of needed repairs. The student shall immediately notify the Triad School of Ministry housing staff member of any needed repairs to furniture or other equipment in the apartment that has been provided by the school. The premises and other areas reserved for students' private use must be kept clean. Trash must

be disposed of at least weekly in appropriate receptacles in accordance with local ordinances. Each housing unit will be provided a weekly cleaning checklist to be completed.

A Move-Out Cleaning checklist, which will be provided at the beginning of housing, must be completed on the Move-Out day. If this Move-Out day cleaning checklist is not adequately completed, the residents will be responsible for paying a **\$200** cleaning fee before moving out.

INSPECTION: Triad School of Ministry staff will complete regular housing inspections to make sure that the housing unit is clean and safe for all students. Staff may enter the property at any time without advanced notice when there is reasonable cause to believe that an emergency exists, a lease violation is occurring, or to perform routine or emergency maintenance, whether or not requested by the Student. However, whenever possible, a 24-hour notice will be given prior to entering the housing unit. Staff will perform periodic inspections of the leased property to insure that it is being maintained in a safe and sanitary condition. Student understands that Staff may photograph or videotape the leased property before move-in, during periodic inspections, and following move-out to document unit damage and condition.

KEYS: The student will be given one key to the premises and a mailbox key(s) will be provided for all of the students in the housing unit to use. If any keys are not returned to Triad School of Ministry when a student changes apartments, or opts out of student Housing, tenants shall be charged **\$5** per key.

ANIMALS: No animals (including, but not limited to, mammals, reptiles, birds, fish, rodents, and insects) are allowed, even temporarily, anywhere in student housing. If the student or any guest or occupant violates animal restrictions (with or without the student's knowledge), the student will be subject to charges, damages, eviction, and other remedies provided in this Lease Contract. If an animal has been in student housing at any time during the student's term of occupancy, Triad School of Ministry will charge the student for de-fleaing, deodorizing, and shampooing. Initial (**\$250**) and daily (**\$25**) animal-violation charges and animal-removal charges are liquidated damages for Triad School of Ministry's time, inconvenience, and overhead (except for attorney's fees and litigation costs) in enforcing animal restrictions and rules.

CRIMINAL ACTIVITY: ANY CRIMINAL ACTIVITY COMMITTED BY A STUDENT OR BY ANY MEMBER OF THE STUDENT'S HOUSEHOLD OR ANY GUEST OR OTHER PERSON UNDER THAT STUDENT'S CONTROL OR IS A DANGER TO THE PREMISES IN ANY DRUG RELATED CRIMINAL ACTIVITY ON OR NEAR THE PREMISES BY THE STUDENT OR ANY MEMBER OF THE STUDENTS HOUSEHOLD OR ANY GUEST OR OTHER PERSON IN THE STUDENT'S CONTROL SHALL BE GROUNDS FOR IMMEDIATE TERMINATION OF THIS AGREEMENT. VIOLATION OF THE PROVISION SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF THIS AGREEMENT. A single violation of any of the provisions in this lease shall be deemed a serious violation and a material and irreparable non-compliance. It is understood that a single violation shall be good cause for immediate termination of this agreement.

ENTIRE AGREEMENT: This rental agreement is the entire agreement between the student and Triad School of Ministry. No spoken or written agreements made before are a part of this rental agreement unless they are included in this rental agreement.

I, _____, the student. I am also responsible for all rules and policies as set forth by the lease agreement at West Pointe Apartments, and any changes to such regulations during the term of stay. I agree to abide by all housing rules and regulations as outlined in the TSOM Student Handbook (to be signed at orientation), which include but are not limited to imposed move-in/move-out dates, curfew, furniture / wall mounting restrictions, prohibited items, rules about the opposite sex, internet policies, guest and visitation policy, security measures, emergency procedures, and personal property. I understand that failure to comply with any of these rules, regulations, or policies may result in fines, fees, or disciplinary action, including dismissal. I acknowledge that all of the above information is correct and truthful.

Student Name (Printed): _____

Signature: _____

Date: _____