IMPORTANT INSTRUCTIONS
Please read carefully

The University of California, Berkeley Residence Hall contract shows the unit and room occupancy type to which you have been assigned. This assignment was given to you on the basis of your application and the openings available at the time of the assignment. If you are not interested in this offer, and you do not accept the contract online by the specified deadline, your assignment and application will be CANCELLED and your name will be removed from the waiting list.

If you plan to accept this assignment, please read the following instructions carefully before accepting your offer online. This contract is not notification of your admission to the University of California, Berkeley.

A. RESIDENCE HALL ROOM AND BOARD CONTRACT

Your contract is a BINDING LEGAL DOCUMENT. Please be sure that you read and fully understand the contract which includes these “Terms and Conditions of Residence” and the Residential Code of Conduct prior to accepting. The Residential Code of Conduct available online at: http://reslife.berkeley.edu/conduct/residential-code-conduct

B. STUDENTS OVER 18 YEARS OF AGE ONLINE ACCEPTANCE

Students over 18 years of age may accept their housing contracts online and pay the $300 advance payment by credit card.

C. STUDENTS UNDER 18 YEARS OF AGE

Students under 18 must have a parent or legal guardian accept their housing contracts. Your parent or legal guardian will be required to provide their name, address, and relationship to the contract holder. The parent or legal guardian will be required to agree to and accept the terms of the contract.

D. FINANCIAL AID STUDENT RECIPIENTS

The advance payment is due prior to the distribution of financial aid payments. If you are a financial aid recipient and are unable to pay the full advance payment of $300, you may call the Cal Housing Office at 510.642.5796 to request an exception or smaller advance payment. If you do not make the full advance payment or partial payment by the contract deadline, your contract will be cancelled and you will be removed from the waiting list.
1. PERIOD OF RESIDENCE

The Summer Sessions, for the purpose of this Summer Sessions Contract, shall be the 2019 Summer Sessions, as defined by the official University Summer Calendar for graduate and undergraduate students. Each session shall constitute the period of residence. Residence Hall contracts accepted for the Summer Sessions shall be in effect for that session only. The 2019 Summer Sessions as defined in the official University Academic Calendar, shall constitute the period of residence as follows:

2019 Summer Sessions Housing Occupancy Dates

<table>
<thead>
<tr>
<th>Sessions</th>
<th>Move-In Date</th>
<th>Move-In Time</th>
<th>Move-Out Date</th>
<th>Moved-Out By</th>
</tr>
</thead>
<tbody>
<tr>
<td>Session C</td>
<td>6/23/19</td>
<td>10:00am</td>
<td>8/16/19</td>
<td>10:00pm</td>
</tr>
<tr>
<td>Session D</td>
<td>7/07/19</td>
<td>10:00am</td>
<td>8/16/19</td>
<td>10:00pm</td>
</tr>
</tbody>
</table>

2. PAYMENTS

The $300 advance payment must be submitted when you complete your room and board contract. Your CalCentral account will indicate the specific date your payment is due. It is your responsibility to ensure that payments are received by the Campus Billing and Payment Office on time or you will be subject to late fines and other sanctions. These late fines and other sanctions will be shown on your Cal Central. Fees will also be assessed for any returned checks, and you are liable under Civil Code section 1719 for triple the amount of the check (a minimum of $100 and a maximum of $1,500) if you have not provided funds necessary to cover the check within 30 days following a written demand.

You are responsible for monitoring charges on your student account and ensuring payments are made in a timely manner. Note, charges on your student account may have different due dates. Do not assume all charges are due at the same time. Payments made to your student account will apply to the oldest invoices first. If you have past due charges, payments will apply to these charges and will not be redirected to pay newer charges.

Any additional miscellaneous charges, which include damage or key replacement charges that may accrue on your account during a given month are payable in the following month. These charges will appear on Cal Central. It is your responsibility to pay any charges that you incur. The same deadlines, service charges, and penalties apply to delinquent accounts as detailed above.

If your account becomes delinquent, it may be referred for collection with the assessment of collection costs, late fees, and any additional legal costs incurred in collecting the outstanding balance. Notwithstanding any referral to a collection agency, the University retains the right to serve any resident with a Three-Day Notice to Perform Covenant or Quit. In the event that you do not pay the required room and board fees by the established deadline, your contract may be cancelled.

Should your account become delinquent, action will be taken to lapse your status, block registration, withhold the issuance of transcripts, and/or withhold meal service. If meal service is withheld, you will not receive a refund for missed meals due to sanctions. To prevent such sanctions, you should contact the Cal Student Central at 510.664.9181 prior to the payment deadline. According to Federal policy, residents withdrawing from the University who are entitled to a housing refund may have a portion of the refund deducted from their refund check if they received any Federal Financial Assistance. The funds deducted from the refund will be returned to the granting agency.

Late payment penalties are assessed at the rate of $25 monthly on accounts with a delinquent balance of $50 or greater. Late fees will continue to be assessed every 30 days and are due the day after they have been assessed. No more than one late fee will be assessed in a 30 day period. Once a student account becomes past due and late fees are assessed you must pay past due charges and late fees to bring the account current.

3. FEES

The University reserves the right to change the fees for room and board, provided the announcement is made 30 days prior to the beginning of the academic year. An increase in fees may not exceed five percent (5%) of the fees quoted for residence halls for the Summer.

The residence hall rates include a $50 nonrefundable fee. This fee is managed by Residential Life on behalf of the residents to support the development and execution of activities, programs and events within the residential community. A portion of each fee is allocated to the Residence Hall Assembly and Hall Associations. Within the allocation for Hall Association, funds are also designated to cover the repair of damages in the common areas caused by residents or residents’ guests. Damage charges in excess of the designated amount shall also be billed to the hall association where individual liability cannot be established.

4. LIQUIDATED DAMAGES
Liquidated damages are imposed under certain conditions as set forth elsewhere in these “Terms and Conditions of Residence.” The resident agrees that the noted liquidated damages are reasonable and are presumed to be the amount of damage sustained by the University because it is impracticable or extremely difficult to fix the actual damage.

5. TRANSFERS

Unauthorized Room Changes: Resident may not move to another room from their assigned room without prior written approval from the University. Unauthorized room changes may result in the Resident being required to return to the original assignment, denied the opportunity to participate in any other room change, disciplinary action, and/or cancellation of the housing contract.

University housing is a community living environment in which Residents are assigned rooms, and roommates/apartmentsmates. Although rare, residents in shared rooms may not have a roommate during a portion of the contract period. In such instances, new roommate(s) may be assigned at any time, with or without advanced notification. Resident agrees not to occupy or store personal belongings in vacant spaces and to welcome new roommate(s)/apartmentmate(s) when assigned. In the case that there is a vacancy in a residence hall room, the University may release the current Resident(s)’ name, phone number, and email to a prospective Resident, in order to facilitate proper notification of a new Resident entering the room and to ensure a successful roommate match.

6. CANCELLATION OF RESIDENCE HALL CONTRACT

All requests for Cancellation of a Summer Sessions Housing contract must be submitted in writing via Summer Cancellation Form to the Summer Sessions email (summerhousing@berkeley.edu), fax (510-642-4026), or letter (Summer Sessions Housing Office, 2610 Channing Way, Berkeley, CA 94720-2288). THE RESIDENT REQUESTING CONTRACT CANCELLATION SHALL CONTINUE TO BE LIABLE FOR ROOM AND BOARD FEES UNTIL A REPLACEMENT IS FOUND AND/OR THE REQUEST IS APPROVED BY THE SUMMER SESSIONS HOUSING OFFICE THROUGH A SUMMER APPEAL. THE SUMMER SESSIONS HOUSING OFFICE HAS A PRIMARY RESPONSIBILITY TO FILL ALL UNSOLD SPACES WITH WAITLISTED APPLICANTS, BEFORE APPROVING CANCELLATION REQUESTS, BY ACCEPTING REPLACEMENTS OFF OF THE WAITING LIST.

In the event of contract cancellation approval, the effective cancellation date will be the date of the University approval. Once a replacement is found and/or the request for cancellation is approved, a Contract Cancellation Fee will be imposed as liquidated damages. A $300.00 Contract Cancellation Fee will be imposed for cancellation approved before occupancy and $300.00 Contract Cancellation Fee after occupancy. Occupancy is established when the student signs for and/or takes possession of the room key. The resident agrees that this fee is reasonable and is to cover estimated University damages, which are difficult or impracticable to determine. This liquidated damages charge shall be in addition to the prorated room and board fees for which the resident will remain liable until a replacement is found and/or the request for cancellation is approved. A Contract Cancellation Fee shall not be imposed if a resident has been denied admission to the University. Appropriate documentation must be submitted to the Summer Sessions Housing Office in the case of non-admission. The Cancellation Fee imposed on the cancelled contract cannot be applied to a new Summer Sessions Housing contract.

A. Contract Cancellation - By the Student

All reasons for requesting cancellation of the Summer Sessions Housing contract will be reviewed on an individual basis and you are responsible for room and board fees until a replacement is found, and/or the request is approved. Requests for cancellation will not be considered until the cancella- tion is requested in writing and you have submitted the appropriate supporting documents.

B. Contract Cancellation - By the University

The University may cancel the Summer Sessions Housing contract and all attendant rights of occupancy upon 30 days notice to the resident. You may be subject to a Three-Day Notice to Perform Covenant or Quit or a Three-Day Notice to Quit for any reason allowed by law, including the following:

1. If you violate the terms of the Summer Sessions Housing contract, these "Terms and Conditions of Residence", provisions of the "Residential Code of Conduct", incorporated herein by reference (the complete code of conduct can be viewed online at: http://reslife.berkeley.edu/conduct/residential-code-conduct), or are found responsible of misconduct.

2. Conduct. The University shall have the right to terminate this Contract and require that the Resident vacate the Prem-
whatsoever. and applicable law, without any liability to the University it deems appropriate in accordance with University regulations take possession of and dispose of such property in any manner.

In the event that a request for Housing Contract Cancellation is not approved through the normal cancellation process, a Resident may submit a written appeal to be reviewed by the Housing and Dining Services • Cal Housing Assignments • 2610 Channing Way #2272, Berkeley, CA 94720-2272 Resident's tenancy, or upon cancellation of tenancy. The foregoing shall not limit your right to request that the University repair damage, correct deficiencies, or otherwise service the premises during the tenancy. Notwithstanding such a request, you shall be liable for any damages done to the premises or deficiencies created by your occupancy, normal wear and tear excepted. To ensure a minimum of wear to furniture, bedroom furniture must remain in your room and common area furniture must remain in the common area.

9. RESIDENT MAINTENANCE

Residents must agree to maintain the residence unit in a clean, safe, sanitary conditions and, upon cancellation of residence, leave said premises in a clean and orderly condition as determined by University. You accept responsibility for promptly notifying University of all conditions that require repair.

You shall notify the University of maintenance requests through the Housing Maintenance Request system, available at maintenance.housing.berkeley.edu. Residents who notify the University of a maintenance concern agree to allow University staff entry into the room to address the repair.

University personnel will perform all necessary repairs, painting, or other alterations to residence. You may not perform or arrange for others to perform any repairs to damages or any corrections of deficiencies in the premises whether during the Resident’s tenancy, or upon cancellation of tenancy. The foregoing shall not limit your right to request that the University reserves the right to refer any instances of misconduct or disruptive behavior, including online activity involving electronic mail or social media, attributable to the Resident to the University's judicial procedures for further action.

In the event of contract cancellation by the University, the resident shall continue to be liable for contracted room and board fees until a replacement is found and/or the request is approved by the Summer Sessions Housing Office in writing.

If an eligible replacement is not found, the resident is financially responsible for the entire balance of the contract.

7. HOUSING APPEALS PROCESS

In the event that a request for Housing Contract Cancellation is not approved through the normal cancellation process, a Resident may submit a written appeal to be reviewed by the Housing Appeals Board. Housing Appeal requests must be initiated at the Cal Housing Office using the Housing Appeals Form (available at www.housing.berkeley.edu)

8. VACATING THE RESIDENCE

A. Upon cancellation of the contract, Resident shall be individually liable for the removal of all property of the Resident. Any Resident property left in the residence after the cancellation date will be deemed abandoned, and the University may take possession of and dispose of such property in any manner it deems appropriate in accordance with University regulations and applicable law, without any liability to the University whatsoever.

Resident understands and agrees that the Resident remains financially obligated for the assigned room until the Contract cancellation has been fully submitted, approved, and keys have been returned.

B. FAILURE TO MOVE

If you do not vacate the residence hall by the designated move-out date and time, you will be liable for $100 per day liquidated damages in addition to a prorated room and board fee until you actually move out. Any Resident discovered to be in a closed residential facility without prior authorization shall be considered trespassing on University property and legal or University sanctions may be imposed.
deemed emergencies, at least 48 hours in advance. Individual attendees do not need to be present during these times.

11. DAMAGES

All Residents are individually responsible for loss or damage to their rooms. All Residents of a residence hall floor, suite, or apartment, under the University’s discretion, shall be jointly and severally liable for loss or damage to common areas where individual responsibility cannot be determined. Resident is expected to report all incidents of inappropriate behavior, including those resulting in room, suite, or floor damages. If individual liability cannot be determined, damages become the shared responsibility of roommate/suitemate/floor mates. Resident agrees to bear the cost of the repair of any damage or restoration of the building, equipment, or furnishings resulting from neglect or willful act of the Resident, Resident’s guest(s), or other person for whom the Resident is responsible. Upon receipt of notice for loss or damage to the University facility or its fixtures, furnishings, or equipment beyond ordinary wear and tear (including leaving said rooms or furnishings in an unsanitary or hazardous condition), damage charges will be assessed on the Resident’s CalCentral account balance.

12. USE

Assigned space is for residential purposes only and may not be used in any manner other than as a personal residence. Activities of business or commercial nature are not permitted on University property. Resident shall not pursue any business in their room/apartment or on the premises. Resident may not inscribe or affix any sign, advertisement, or notice on any part of the inside or outside of the buildings or premises in connection with any business or service.

13. CAL DINING

Please visit caldining.berkeley.edu for all meal plan details and up-to-date information.

Meal plans are included in the Residence Hall (“room and board”) contract rate for students living in the residence halls. Students with a Residence Hall contract are automatically enrolled in the Bridge/Edge meal plan.

Meal plans include a combination of meal swipes and flex dollars. Meal swipes are for use in the dining commons only. Flex dollars may be used in the dining commons, at campus convenience stores, campus restaurants, and late-night service.

Meal swipes are used for “all-you-care-to-eat meals” at the dining commons. Each week a specific number of meal swipes will be available for use. Meal swipes that are not used during the week will expire at midnight on Friday of each week. Meal swipes are non-transferrable.

Flex dollars are available for use at all dining locations on a declining balance basis, with half the meal plan flex dollars available for each semester. Flex dollars will not roll over into the next week or from summer to academic year. Any flex dollars not used will be forfeited.

Flex dollars have a purchasing power of $1 each. For example, a purchase of $2.01 would cost 2.01 flex dollars. Flex dollars cannot be refunded, transferred to another meal plan holder, or canceled. Flex dollars may be used to pay for guest meals at a discount from the cash price in the dining commons.

If a student living in the residence halls runs out of meal swipes for the week, flex dollars may be used to pay for “all-you-care-to-eat meals.

A. Meal Plans: Three meal plans are available for students who live in the residence halls. All meal plans begin on the Sunday prior to when summer instruction begins, and end on the last Friday of summer.

- Bridge/Edge Plan: Provides 16 meal swipes per week in the dining commons, one only per designated meal period, and 32 flex dollars to use each week. This plan is automatically included in the Residence Hall contract and fees.

B. Dining Locations: Meal swipes may only be used for breakfast, lunch/brunch, or dinner at the two summer dining commons: Café 3 and Crossroads. Flex dollars may be used at the following Cal Dining locations:

- Dining commons: Café 3, Crossroads
- On-Campus Retail: These locations offer a variety of grab-and-go and hot meal options. These locations include The Golden Bear, Brown’s, and Pro Shop.
- The Den: The retail location features Peet’s Coffee & Tea, smoothies, and sandwiches made-to-order.
- The operating hours for Crossroads, Café 3 and the retail locations will be provided at check-in, as well as a campus map indicating the location of Crossroads and the retail locations.

C. Meal Plan Cancellation: Students living in the Residence Halls are required to have a meal plan and may not cancel their meal plan for any reason.
14. CAL 1 CARD

The Cal 1 Card is the campus identification card and will be magnetically encoded to allow access to the residence halls and your summer meal plan. There is also a debit account available on your Cal 1 Card that will allow you to add funds on-line and use those funds at various campus and off-campus locations, including all Cal Dining locations, Free Speech Movement Café, the campus bookstore, residence hall laundry facilities, and various vending machines. For additional vendor locations visit: https://cal1card.berkeley.edu/. NO MEAL SHALL BE PROVIDED WITHOUT PRESENTATION OF A VALID CAL 1 CARD OR CASH. THE CAL 1 CARDS ARE NONTRANSFERABLE.

The Cal 1 Card is the required official campus photo ID. The first step in obtaining a Cal 1 Card is to carefully review the applicable online photo submission instructions and submit a compliant photo here (link to: https://cal1card.berkeley.edu/c1cphoto).

Cal 1 Card issuance will occur when you arrive on campus. At that time, you will also be required to present an original valid government-issued photo ID (e.g. driver license, state ID, passport). Please be advised that a high school ID is not a valid government-issued photo ID.

If you encounter problems successfully uploading a compliant photo online or are unable to obtain a valid government-issued photo ID in advance of your arrival, please provide the pertinent details in an email to cal1card@berkeley.edu.

Please note: To obtain your Cal 1 Card at check-in, you will need to provide one of the following forms of identification: a current state ID, Driver’s License or passport.

If your card is damaged or de-magnetized, you should replace it or have your card re-magnetized before entering the dining areas. You can replace your Cal 1 Card at the Cal 1 Card Office located at 180 Cesar Chavez Center, Lower Sproul Hall, Berkeley CA. The Cal 1 Card Office is open Monday through Friday 9:00am to 4:30pm. There is a $25.00 non-refundable replacement fee for lost cards. There is no replacement fee for damaged cards. In order to avoid paying the replacement fee, you must present and exchange the damaged card at the time of service.

The AC Transit EasyPass Clipper Card is a separate card which allows you to access the Class Pass for unlimited ridership privileges on AC Transit bus lines. EasyPass Clipper Card issuance requires that you accept the Clipper License Agreement and Privacy Policy online by logging into your Cal 1 Card account here (link to: https://cal1card.berkeley.edu/login). Once you log in, select the “Student Clipper Card” sidebar link to review and accept the applicable agreement and policy.

EasyPass Clipper Card issuance will occur when you arrive on campus.

If you encounter any problem completing with this step, please provide the pertinent details in an email to cal1card@berkeley.edu.

15. PARKING

University Parking

There are not enough parking spaces for all of the faculty, staff and students who work and study at the University of California, Berkeley. A limited number of parking spaces will be allocated to residents on the basis of demonstrated compelling need. Permits will be issued, on the sole discretion of the University, based upon consideration of medical needs, job requirements, academic needs, or other extenuating circumstances. An application is online at: pt.berkeley.edu/parking/student

16. RESIDENTIAL CONDUCT POLICIES

Residents must be regularly enrolled students, as defined by the Office of the Registrar at the University of California, Berkeley or a member of an approved affiliate group. In addition to the University Policies and Regulations, residential community members are also responsible for adhering to Residential Conduct Policies. The Department of Residential and Student Service Programs has been granted authority by the Office of the Dean of Students to adjudicate violations of the Residential Conduct Policies as stated in the Residential Code of Conduct which is incorporated herein by reference. The Guide is available online (in the right column) at: https://reslife.berkeley.edu/conduct/residential-code-conduct

Residents are accountable for adhering to residential conduct policies within all property of the University of California deemed as residential living facilities, including residence halls, apartments, dining commons, unit administrative buildings, and contiguous areas, unless otherwise noted in a specific policy. See Residential Code of Conduct which outlines actions that are prohibited.

The University reserves the right to make other rules and regulations as in its judgment may be necessary for the safety, care, and cleanliness of the premises and for the preservation
of the educational function of the University. The Resident agrees to abide by all additional rules and regulations that are adopted. Violations of these rules and regulations may become the basis for disciplinary action.

17. MISCELLANEOUS

A. Relocation/Reassignment
The Contract agreement does not promise or guarantee you an assignment to any particular room or suite in the residence hall or with a specific roommate(s). The University may require you to move to another room, suite or hall within the University’s reasonable discretion. Any Resident residing in a room with special modifications or accessibility for persons with disabilities may be transferred to another room should the need arise for the modified room. In all instances except emergencies, reasonable notice shall be given. The University reserves the right to use all residence halls during the Semester Break as defined by the official University Academic Calendar.

The University may require a Resident to move to a different housing unit for reasons such as, but not limited to, i) maintenance or closure of an area, ii) changes of use in space, iii) crisis, safety or emergency situations, iv) Resident conduct code violations, v) unresolved incompatibility of roommates, and vi) occupancy management needs.

B. Temporary Housing Space
The University shall have the right, at its sole and absolute discretion, to make a temporary housing assignment for the Resident if the University deems such an assignment necessary or desirable. If and when the University assigns the Resident to a long-term residence, the Resident shall be obligated to enter into a new housing contract for such long-term residence, and from and after the date of such long-term residence assignment, the Resident shall be obligated to pay the Residence Fees applicable to such long-term residence. Residents of a temporary housing space agree to comply with the terms of the Temporary Space Addendum, which are incorporated by reference herein.

C. Reassignments Due to Conduct
The University may reassign the Resident or other Permitted Occupants if the University deems it necessary or desirable in order to protect the ability of other occupants of the premises (or the building) to enjoy a reasonably orderly living and academic environment, or to protect the health and safety of such other occupants. Without limiting the foregoing, the University may exercise its reassignment rights hereunder if: (i) the inappropriate conduct or living habits of the Resident or any Permitted Occupants have caused other occupants of the Premises or the Building to vacate or request reassignment to other University Housing; or (ii) if the University has received legitimate complaints from other occupants of the premises or the building attributable to the behavior of Resident or Permitted Occupants.

Such decisions shall be at the discretion of the Vice Chancellor - Student Affairs, Chief Operating Officer- Student Service Programs, Director - Residential Life, or Director - Cal Housing. Additionally, the University reserves the right to refer any instances of misconduct or disruptive behavior attributable to the Resident to the University’s judicial procedures for further action. Pending the outcome of any such University disciplinary procedure, the University may require the Resident to be reassigned to other University Housing.

D. Legal Fees
Following any Event of Default/unlawful detainer proceedings, the University may exercise any and all legal and/or equitable rights against the Resident, including without limitation the right to recover all damages resulting from such Event of Default. The Resident hereby expressly acknowledges and agrees that any sums owing to the University by the Resident as a result of any Event of Default by the Resident may in the University’s discretion, be billed to the Resident’s Cal Central account, which shall be subject to payment on such terms and conditions as are generally established by the University, or billed directly to the Resident. The Resident agrees to pay all costs, including collection costs, court costs and fees, and attorney fees incurred by the University in the collection of any money due under this contract, and/or the enforcement of any of the terms and conditions of this contract, and/or any unlawful detainer actions in which the University is the prevailing party.

In the event the University prepares a Notice to Pay Rent/Perform Covenant due to the Resident’s failure to pay rent or perform a covenant of this agreement and (1) the Resident pays said rent or performs said covenant or (2) the University agrees to rescind such Notice, the Resident agrees to pay the University $50.00 as liquidated damages to cover the administrative costs involved in the preparation and service of said notice.

E. The University shall provide all utilities, i.e. gas, electricity, water, refuse disposal, and elevator service, but cannot assume responsibility or liability for disruption of these services. Pursuant to Civil Code section 1941.1, the University is responsible for installing one usable telephone jack and for placing and maintaining the inside telephone wiring in good working order in residential dwellings. The resident may choose to activate their in-room telephone service for a fee. To activate the telephone service, the Resident will need to contact the
I. The University does not provide insurance or financial protection; assume any responsibility or liability for any loss or damage or destruction to the resident’s private property, nor for articles left after vacating the premises. The resident shall utilize all security measures provided by the University. The University shall not be held responsible or liable for your possessions or accommodation if an assigned space is rendered uninhabitable due to circumstances beyond the reasonable control of the University, including acts of nature, e.g., flood, earthquake, and unusual weather conditions. The University also reserves the right to make special room assignments to accommodate those conditions. The University of California recommends that Residents consider purchasing renters insurance if living away from home. Renters insurance is not mandatory, and may be purchased from any source. As a service to assist Residents who wish to acquire renters insurance, UC has partnered with GradGuard to provide a renters insurance option for UC students to shop for coverage directly. To sign up for renters insurance visit gradguard.com

Features include:
- Deductibles as low as $100
- Replacement cost coverage: lost or stolen items will be covered for the cost to replace them
- Worldwide coverage
- Electronics coverage, up to the policy limits
- Policies can be shared by roommates

For pricing and coverage details, please visit gradguard.com. GradGuard is a service of Next Generation Insurance Group LLC, a licensed insurance producer. Renters Insurance is underwritten by Markel American Insurance Company, Waukesha, WI. The advertised product is not available in AK, CT, FL, MD, and RI. Other program options are available for these states. Claims and coverage subject to policy, language, limits, and exclusions.

J. If you should contract a communicable disease, you may be required to leave the residence hall until you are no longer contagious. This is due to the hazard of infecting others in the residence hall environment. The University may, upon thirty (30) days written notice, change any of the terms of this agreement.

K. PESTS. Each resident is responsible for ensuring that all items brought into the residences are free of pests— including clothing, bedding, suitcases, backpacks, packing materials, and other belongings. In the event the Resident discovers or suspects a pest problem, Resident agrees to immediately seek University assistance by placing a maintenance request (maintenance.housing.berkeley.edu). Resident shall not attempt to treat a problem or arrange for any third-party to perform treatment.

If an infestation does occur, Resident must follow the treatment protocol (including preparing room and personal belongings) as instructed by the University. Failure to strictly comply with the prescribed treatment protocol may result in the Resident being liable for the costs associated with the remediation. Residents are advised to avoid buying or receiving used items, including but not limited to mattress pads or covers, due to possible pest infestation. Resident owned items that are discovered to have pests must be permanently removed or treated and re-inspected by a trained professional before being returned to University premises.

In the event pests are introduced to the unit by the Resident or the Resident’s roommate(s) and are deemed by the University to be a hazard to health conditions in and the safety of the surrounding units, Resident and Resident’s roommate(s) will be liable financially for eradication measures, including but not limited to, pest control and furniture and/or carpet replacement. The University reserves the right to cancel this Contract upon service of a Three-day (3-day) Notice to Quit to address any infestation issues. In the event the University serves such a notice the University is not liable for identifying, obtaining or paying for alternate housing; rather, the foregoing is the Resident’s and Resident’s Roommate(s) responsibility and liability.

L. MOLD AND MILDEW occurs naturally in the environment, and can be injurious to one’s health. The Resident acknowledges that the Resident has inspected the premises at the outset of tenancy, and has found no signs of moisture, mold or mildew therein. Residents are required to take steps to control the growth of mold and mildew by keeping the premises clean and well-ventilated, particularly when showering, bathing, or washing dishes or clothes. Residents are required to notify Cal Housing promptly about the existence of visible mold or mildew, and/or water leakage or overflow in or
about the premises. Residents must also promptly notify the University of any malfunction of ventilation or heating systems. Each Resident is expected to keep their room in a clean and habitable condition, and shall be liable for any injuries or damages that may result from any negligent performance of the foregoing duties.

M. CONSTRUCTION AND RENOVATION. Construction of academic or residential buildings on the UC Berkeley campus may be scheduled for the term of this contract in the vicinity of the residence halls or apartments. Capital improvement and other major housing construction or repair projects will necessarily cause increased noise and dust in affected and nearby residences at certain times. There is the possibility of both planned and unplanned utility shutdowns and access to certain facilities, streets, parking lots, walking, and bike pathways may be limited, rerouted, or completely restricted. The University will work with building contractors to make every effort to minimize construction inconveniences. By agreeing to this contract, the Resident acknowledges notice of the possibility of scheduled construction and access limitations, and acknowledges that there will be disturbances, disruptions, and inconveniences resulting from such constructions and has agreed to such. The Resident also acknowledges that increased noise, dust, potential reassignment, or loss of parking spaces related to construction or renovation are not grounds for transfer or cancellation of this Contract.

N. TOBACCO AND MARIJUANA FREE CAMPUS
Beginning January 2014, the University of California, Berkeley became a smoke-free campus. Smoking is prohibited on all University property. Learn more here: http://www.tobaccofree.berkeley.edu/

UC Berkeley is a federally funded institution and adheres to federal laws and regulations governing the use, possession, and distribution of marijuana. As such, use, possession, or distribution of marijuana on University premises, including the Residence Halls and University Apartments, is prohibited. To learn more, Residents may consult the Residential Code of Conduct at http://reslife.berkeley.edu/conduct/residential-code-conduct

O. MICROFRIDGE
Personal microwaves and refrigerators are not allowed.

19. CERTIFICATION: Resident certifies that statements made in connection with this Contract are true and correct and that the Resident has read, understands, and agrees to comply with the terms and conditions of this Contract. Any false statements made by Resident on this Contract or in connection with it will result in immediate cancellation or termination of this Contract.

20. MISREPRESENTATION: Resident agrees that any false statements made on this Contract may result in UC Berkeley’s termination of the Contract.

21. NOTICE: Regarding Civil Code Related to Sex Offenders: Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Website maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender’s criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP code in which the offender resides.

22. NOTICE: Regarding Civil Code Related to Rights and Obligations Pertaining to Bed Bugs: Pursuant to Section 1954.603 of the Civil Code, notification regarding rights and obligations pertaining to bed bugs must be provided to the Resident. Resident agrees to comply and cooperate with the University regarding the prevention, reporting, and treatment of bed bug infestation.

(a) Appearance: Bed bugs have six legs. Adult bed bugs have flat bodies about ¼ of the inch in length. Their color can vary from red to brown to copper colored. Young bed bugs are very small. Their bodies are about 1/16 of an inch in length. They have almost no color. When a bed bug feeds, its body swells, may lengthen, and become bright red, sometimes making it appear to be a different insect. Bed bugs do not fly. They can either crawl or be carried from place to place on objects, people, or animals. Bed bugs can be hard to find and identify because they are tiny and try to stay hidden.

(b) Life Cycle and Reproduction: An average bed bug lives for about 10 months. Female bed bugs lay one to five eggs per day. Bed bugs grow to full adulthood in about 21 days. Bed bugs can survive for months without feeding.

(c) Bed Bug Bites: Because bed bugs usually feed at night, most people are bitten in their sleep and do not realize they were bitten. A person’s reaction to insect bites is an immune response and so varies from person to person. Sometimes, the red welts caused by the bites will not be noticed until many days after a person was bitten, if at all.
(d) Common Signs and Symptoms of Possible Bed Bug Infestation: Small red to reddish brown fecal spots on mattresses, box springs, bed frames, linens, upholstery, or walls; Molten bed bug skins, white sticky eggs, or empty eggshells; Very heavily infested areas may have a characteristically sweet odor; Red, itchy bite marks, especially on the legs, arms, and other body parts exposed while sleeping, though some people do not show bed bug lesions on their bodies though bed bugs may have fed on them.

(e) Information regarding Cal Housing’s protocol addressing bed bugs prevention, response, and treatment may be found at http://www.housing.berkeley.edu/bedbugs. Additional information may be found on the websites of the United States Environment Protection Agency (www.epa.gov) and the National Pest Management Association (www.npmapestworld.org)