

1. Waive Cleaning and Defer Repairs

1.1 OCCUPANTS & PREMISES

This Residential Lease Amendment ("Amendment") is made between you, the undersigned residents(s) ("Tenant") whether one or more:

<<Tenants (Financially Responsible)>>

And us as Landlord ("Landlord"):

<<Company Name>>

You have requested to lease the Premises below at:

<<Unit Address>>

also known as:

<<Unit Name>>

and modify the standard lease Move In Week of Aug 10-16 and Terms as noted below.

1.2 CHANGE MOVE IN DATE (FOR ALL TENANTS)

You agree to the following change to your current primary lease document:

Move In Week of August 10-16 and Move In Date of August 10 per the lease is changed in order to **Move In Early...** before Landlord has had time to fully repair or clean the unit.

For Existing Properties, Tenants understand the **Unit May Not Be 100% Ready** as the current guests have generally leased the unit through July 31 and Landlord may not get access to inspect unit until August 1-7. Landlord may need additional time to schedule more repairs and/or extra cleaning to get unit in first-class condition.

For New Properties under Construction, Tenants understand **Unit May Not Be 100% Ready** and **Property May Not Have Final Inspections**. Please read the **Construction Addendum** in your primary lease for details about construction terms you have agreed to. Initial occupancy may be delayed by circumstances beyond Landlord control such as material shortages, labor shortages, city inspection requirements or shipment delays of appliances and parts. Final installations, testing, appliances, etc may not be completed or in working order.

1.3 REQUEST APPOINTMENT DATE & TIME

Must contact office to schedule Move In Appointment day and time in advance on an individual basis. Larger groups may need to choose more than one day as staff time to meet and unlock is limited. Contact your House Manager to confirm your time and do not invite everyone to show up without an appointment.

Change of date and terms apply to ALL tenants (all may move in early but are not required to). **Everyone in the group must sign this Waiver** before anyone can begin move in.

1.4 WAIVE OUR CLEANING & DEFER OUR REPAIRS

You agree to Waive (relinquish or give up) our Cleaning of the unit and **Defer (postpone) our Repairs for at least 30 days** in order to move in early. You agree to **Occupy & Maintain** the unit regardless of condition left by previous tenants.

You understand the previous tenants may not clean well, remove all personal property, vacate on time or leave keys. Removal of furniture or items left behind will be your responsibility.

Construction and repair work may continue after you move in to a new property to finish final details such as trim, paint and install delayed appliances, cabinets, etc.

ALL tenants jointly waive all cleaning and defer all repairs (we cannot do a partial cleaning or room-by-room repairs around occupants who have moved in).

1.5 DO OWN CLEANING & REPAIRS

You agree you will Do Your Own Cleaning (or hire a cleaning company at your expense) to do basic cleaning so unit meets reasonable housekeeping standards within the first 10 days (cannot leave unit unfit or unsanitary). Cleaning supplies are available at no charge for pickup at the office.

You also agree to Do or Forgo Your Own Minor Repairs and replace normal items such as bulbs, batteries, filters, etc at your expense. **We will maintain major systems** including heat, air, hot water and major appliances.

Please do not attempt major repairs or patch walls or paint without permission. Submit a Maintenance Request in your Online Portal but please remember **Standard move-in tenant issues are handled first** and Early move-in tenant requests will be considered as time permits 30 days after move in date.

1.6 COMPLETE MOVE-IN REQUIREMENTS IN ADVANCE

ALL Move In requirements must be complete for EVERYONE in your group before anyone can move in. Get these done about **30 days in advance** to avoid move in delay.

Basic requirements include: Orientation attendance, Auto Payment of rent/deposit/fees, renter's insurance policy, vehicle application, parking permit, KUB utility billing transferred to one name and internet service started.

Move In day/time Appointment must be SCHEDULED at least one business day in advance to allow staff time to review your account, confirm requirements are complete and organize keys, codes, parking, room assignments, etc.

1.7 DO LIMITED-SERVICE MOVE IN

You agree you will handle routine move in issues on a Limited-Service basis such as getting door, gate & elevator access, finding parking passes and getting keys without help calls to office. We need to meet you briefly if you have been to Orientation Class to check & unlock your unit but may not be available to deliver all keys/passes/codes, setup HVAC/appliances/internet or answer questions during hectic peak move-in weeks.

Please DO NOT contact office multiple times and demand Special Services or help. Select one tenant to be House Manager or Point of Contact to avoid overwhelming our small staff. Remind parents not to call us as all requests must come from a Tenant not third parties, friends or relatives.

1.8 NO AFTER-HOURS MOVE INS

We still need to meet personally at your unit for Move In during regular business hours Mon - Fri 9am - 4pm for a quick check of the unit and to hand over basic door keys. We may not have staff available for early move-ins on nights and/or weekends.

Move In appointment times may be staggered for larger groups to avoid chaos of too many guests, parents and trucks arriving at the same time without parking or order.

1.9 DEFER SERVICE REQUESTS

You agree to defer minor service and support requests during our peak times of August and September. We may not be able to answer calls, texts or emails but feel free to place online Maintenance Requests which will be handled as time permits. Please be patient and we will get to most items (online Maintenance Requests) in September or October after the hectic back to class rush.

1.10 ASSURANCE

We promise we will work with you to maintain your unit. If you do have an issue, we will make every effort to fix or replace major items as time permits but standard move in tenants get first priority.

X

Date Signed