



# RESIDENTIAL LIFE AND HOUSING LEASE AGREEMENT

This lease (“Lease”) is entered into between the Board of Trustees of the University of Arkansas, acting on behalf of Phillips Community College of the University of Arkansas, aka (“PCCUA”) and \_\_\_\_\_ (“Student”).

|   |        |
|---|--------|
| Printed Name:   |        |
| Date:   |        |
| Student ID No.:   | Phone: |
| Street:   |        |
| City:   | State: |
| Unit No.:   |        |
| Lease Term commences 2025 -2026: <input type="checkbox"/> Spring 2025 <input type="checkbox"/> Summer 2025 <input type="checkbox"/> Fall 2025   |        |
| Payment: Student agrees to pay PCCUA, as rent for the Premises, the sum of \$2750.00. \$1750.00, and 1100.00 (pending the terms enrolled). The Student agrees that PCCUA will deduct the amount of the rent from Student’s Account or make the necessary payment arrangements.  |        |
| Permitted Uses: The premises may only be used for residential purposes.   |        |
| Reservation Deposit: Students residing in Residential Life and Housing in the spring semester who plan to return for the fall semester, yet do not plan to reside in PCCUA housing during the summer semester may elect to pay a deposit of \$100 to hold their unit and leave belongings. The Student agrees that PCCUA will deduct the amount of the rent from Student’s Account or make or payment arrangements.   |        |
| Utilities: Water, trash pickup, sewer, electricity gas, and internet services are provided. Student is responsible for other services.  |        |
| Amenities: Student housing units include living/dining/bedroom furnishing, kitchen appliances, WIFI, electricity/gas, and water.  |        |
| Maintenance and Repairs: Student must complete the Student Housing Unit Inspection Checklist prior to assuming occupancy and accepts the Premises “as is,” in its current condition. PCCUA will keep the Premise in a habitable condition, including repairs warranted by normal wear and tear, provide that Students must promptly notify PCCUA Maintenance if the need for such repairs. It is further understood and mutually agreed by the parties hereto that the Student shall not make repairs(except in the event of an emergency) to said Premises without having obtained |        |

the written consent of appropriate College official. Please note that PCCUA is not required to do interior refinishing, student should not alter interior, student will keep the Premises clean and shall be liable to PCCUA for the cost to repair any damage to the Premises, appliances, common areas, or any areas or furnishings caused by the acts of Student or their guests.

Right of Entry: PCCUA reserves the right to enter the Premises in the event of an emergency and for the purpose of performing maintenance (including pest control) or repairs.

Termination: by PCCUA: PCCUA may terminate the Lease and require Student to immediately vacate the Premises upon the occurrence of any one of the following events: (A) Student's failure to pay when payment is due ; (B) official action of PCCUA requiring removal of Student From campus; (C) Student is not registered and attending required number of credit hours; (D) violation of housing or college policies; (E) failure of Student to maintain Premises sanitary condition; (F) violation of terms of the Lease; (G) an emergency or casualty; (H) if Student is a safety threat to himself/herself or to others; (I) Student has withdrawn; or (J) upon 30 day written notice.

Pets. Animals and other pets are not permitted.

Force Majeure: Neither parties are responsible for any event that is a result of events beyond such party's reasonable control including fire, weather events, or other Acts of God. If such an event requires PCCUA to close college housing or renders the Premises uninhabitable, PCCUA shall not be obligated to refund any rent paid by Student.

Condition of Premises upon Termination: Upon the termination of this Lease, whether by PCCUA, by Student, or by expiration of the term of this Lease, Student shall deliver to PCCUA possession of the Premises (and any included furnishings and appliances) in the same condition as at the time that the student took possession, ordinary wear and tear excepted. Should there be damages to the Premises or any included furnishings and appliances beyond ordinary wear and tear, PCCUA will have damages assessed to determine cost of repair and/or replacement. Student agrees that PCCUA will deduct the cost of repair and/or replacement from Student's ledger account.

|                                 |       |
|---------------------------------|-------|
|                                 |       |
| Student Signature:              | Date: |
| PCCUA Representative Signature: | Date: |
| PCCUA Representative Title:     |       |