

# NYU Law Students Summer 2013 Housing License

Please review the following License agreement. All applicants must agree to the conditions of this License prior to submitting a summer housing application online.

## 1. Application and License

This License is for dormitory use of an assigned space in a New York University School of Law residential building. The rights granted by this license are granted to the individual signing below and may not be transferred or assigned without the consent of the Senior Director of Residence Services. Residents must be age 18 or over, or be listed as family members on applications for family housing. The applicant parents/licensees on such applications must remain in residence for the full lease period. Residents are charged on a full-week basis (Sunday to Saturday) regardless of whether they arrive later or leave earlier than the confirmed lease period. Applications specifying apartmentmate requests based upon race, color, religion, national origin, sexual orientation, gender identity/expression, or physical characteristic will not be accepted.

## 2. Eligibility

Current Law students, faculty, and administrators are eligible to enter into license agreements. Vacant spaces in an apartment may be filled with other students or with participants in University programs and other eligible persons within the sole discretion of the Department of Residence Services. Residents must be in good standing throughout the license period or NYU may terminate the license.

## 3. Fees and Payments

(A) Rental rates include utility charges, and for residents of D'Agostino Hall and Mercer Residence, rental rates also include local telephone, cable, and ResNet service.

(B) Payment for the assigned space is due as invoiced. You will receive an invoice from the University Bursar which will include the amounts due for housing and all other charges due under or as a consequence of this License. Payment is due in early June of 2013.

(C) A \$100.00 late charge will be imposed on any resident not paying by his or her payment due date.

(D) Residents are responsible for all charges for the full license period.

(E) Failure to make payment on or before the date that payment is due may result in a termination of the license.

## 4. Occupancy and Guests

(A) If it is necessary for the Department of Residence Services to make an assignment to a vacant space in an apartment, every effort will be made to provide the tenant(s) in the apartment with notice of the new tenant's arrival. Although the Department of Residence Services will make every effort to provide advance notice, any vacant space may be assigned to another individual selected by the Department of Residence Services without prior notification to you or any other student sharing the apartment. By signing this license you agree that you will not interfere with any new occupant's use or enjoyment of the assigned space or common areas.

(B) You may not transfer or assign any rights that you may have under this license to any other person. Any attempt to do so is null and void and gives the Department of Residence Services the right to terminate this license immediately.

(C) Day or overnight guests may visit you provided that you are in attendance for the duration of the guests stay and have the consent of others sharing your apartment and the Department of Residence Services, as governed by residence policies.

(D) You are responsible for insuring that the conduct of your guest(s) does not violate NYU School of Law Housing or University policies and that your guests do not infringe upon the rights of other residents.

## 5. Conditions of Use

No pets or animals of any kind are permitted in your space. You shall use the assigned space only for dormitory purposes and shall not permit any other person to use the space for any purpose without prior written approval from the Department of Residence Services. Specifically prohibited actions include, but are

not limited to, excessive noise, smoking, pets, exterior radio and tv antennae/satellite dishes/cables, possession or use of firearms or explosives, possession or use of narcotics, illegal possession or inappropriate use of alcohol or controlled substances, the burning of incense, candles or other types of open flame devices, placing items on window ledges, possession of an evergreen or other flammable decoration, throwing items out of windows, inappropriate use of fire extinguishers, solicitations, and/or removing Law School furniture or equipment. Free standing halogen torchiere pole lamps or halogen desk lamps, and tubular halogen bulbs are strictly forbidden in Law School residences due to the potential danger of fire associated with their use.

## **6. Right of Assignment Change and Access**

NYU School of Law reserves the right at any time, in its sole discretion, to change or cancel any room assignment at any time during the term or to enter any room to: (a) consolidate partially-filled apartments; (b) ascertain, upon reasonable cause, whether repair is or may be necessary; (c) inspect for compliance with health, fire and building codes or University regulations, and (d) handle what the Law School, in its sole discretion, deems to be necessary. Every reasonable effort will be made in such cases to provide the resident or residents with adequate notice and, in cases where changes of assignment are necessary, a comparable apartment type.

## **7. Condition of Premises**

(A) The applicant specifically agrees to be responsible for damage or other losses to the building, room, and furniture, except for damage or loss from ordinary wear and tear. The care of the assigned room is the responsibility of each resident, who is expected to report any repair needed to the Department of Residence Services or, for the low-rise buildings, to the appropriate management company. Fixtures, furniture, equipment, and other effects that require maintenance work should be reported immediately.

(B) Residents shall maintain apartments in a clean, safe, and undamaged condition at all times. Apartmentmates will be jointly responsible for cleaning and maintaining kitchens, bathrooms, or other common areas. When vacating, residents shall remove all personal property and leave the apartment and any furnishings clean and, save for ordinary wear and tear, in the same condition as found. The University may dispose of any personal property left after the end of the lease period and may assess cleaning, repair, and disposal charges against the licensees of individual rooms or equally among those assigned to an apartment unless individual responsibility is established before departure.

## **8. Noise Policy**

All activities within the residential community must be conducted in a manner considerate of apartmentmates and neighbors. Parties, gatherings, loud music playing, and other activities potentially disturbing to residents must end by 11:00 p.m. from Sunday–Thursday and 1:00 a.m. on Fridays and Saturdays. Parties or gatherings may not be conducted in the hallways under any circumstances. During daytime hours, noise should be kept to a reasonable level. Twenty four hour courtesy hours are always in effect. Late-night complaints, i.e., any that arise outside of Residence Services Office hours (9:00 a.m. to 5:00 p.m.), should be given to the Door Attendant on duty. The Door Attendant will assist the complainant or contact the appropriate administrator. Otherwise, noise complaints should be submitted in writing to the Senior Director of Residence Services.

(A) At that time the Senior Director, or his/her designee, may meet with the parties involved, discuss with staff, and review any and all log reports pertaining to the complaint. A first-warning letter may be sent to the offending party.

(B) A second complaint will result in a meeting to discuss disciplinary action.

(C) A third complaint may result in a mandatory room change or eviction.

## **9. Personal Property**

Each resident is responsible for his or her personal property; therefore, it is suggested that residents carry property insurance. The Law School is not liable for loss or damage to residents' personal property whatever the cause of that damage or loss. Use of the laundry room or any other facility outside of the leased apartment is furnished by the Law School at the sole risk of the resident and his/her guest(s) using the space and the Law School shall not be liable for any injury to person, or loss, theft of, or damage to, any property of the resident and his/her guest(s) while using such facilities. The Law School shall not be responsible for the loss of or damage to any property, article or package entrusted to, or left with, any

employee of the School or its agents or for any theft committed or for any other act or damage by any such employee whose services may be furnished or obtained by the Law School. Personal property left in a resident's personal space after he or she vacates will be disposed of immediately and the resident responsible will be charged for removal of that property.

#### **10. Failure to Vacate**

Unless your license period is extended, you shall vacate the assigned space on or before the end of the license period. If the space is not vacated by the end of the license period, you are responsible for all costs and direct or indirect damages suffered by the Law School in connection with your failure to vacate. Those costs and damages include, but are not limited to, the cost of accommodations for each student who would otherwise have occupied the assigned space, payment of use and occupancy of the space at a monthly rate equal to the then fair market value of the space and all expenses, including legal fees, incurred by the University in connection with removing you from your assigned space.

The Law School's damages resulting from your failure to vacate the space on or before the end of the license period shall be an amount not less than \$1,000.00 per month, determined by the Department of Residence Services in its sole discretion. Notwithstanding any other provision of this agreement, you waive any right that you may have or acquire to remain in the assigned space beyond the end of the license period.

#### **11. Cancellation or Termination of License**

Unless your written request to cancel all or part of your assignment is received and approved by April 12, 2013, or by the date indicated in your initial assignment letter, this License binds you to all terms for the full license period.

The Department of Residence Services reserves the right at any time, in its sole discretion, to terminate this license, to suspend you from student housing, to postpone or cancel the assignment of space, or to postpone the commencement of the license period:

(A) If you fail to pay any sum due under this license when due, violate any other term of this license, cease to be a NYU student, or fail to occupy or improperly vacate the assigned space;

(B) If the assigned space is unavailable for dormitory use or unusable due to any damage, construction, renovation, or repair;

(C) For any other reason that the University, in its sole discretion, deems to be a good cause.

If this license is terminated because of your failure to fully perform any of your obligations under this license, you will continue to be responsible for all fees due under or as a consequence of this license for the entire original license period.

#### **12. Miscellaneous**

(A) Time shall be of the essence in performing each of your obligations under this license.

(B) If any provision of this license is found to be invalid, the remaining provisions continue in full force and effect.

(C) In the event of a court determination of any Law School liability to you in connection with this license, the aggregate amount of the damages to be paid by the Law School will not exceed the fees you paid under this license.

(D) This license will be governed by and construed in accordance with the laws of New York State, and the parties to the license will submit to the jurisdiction in New York County for the resolution of any disputes arising hereunder.

(E) Any previous or collateral licenses or understandings between the parties regarding the assigned space are merged in this license, which is the sole license between you and the Department of Residence Services regarding the assigned space.

(F) No diminution or abatement of rent, or other compensation, shall be claimed or allowed for loss, inconvenience, or discomfort caused by war or compliance with any order, rule, or regulation of any civil or military authority, or arising from the making of repairs, alterations, additions or improvements in or to the Building, or by reason of any space taken to comply with any law, or ordinance or order of governmental authority.

(G) There shall be no diminution or abatement of the rent or any other compensation for interruption or curtailment of provided services when such interruption or curtailment shall be due to accidents, or to the making of alterations, improvements, additions or repairs deemed desirable by the Law School or

necessary to be made, or to inability or difficulty in securing supplies or labor, or to any other cause that is not gross negligence on the part of the Law School.

(H) No diminution or abatement of rent, or other compensation, shall be claimed or allowed on the ground that repairs, decorations or improvements, if any, to be made to the Leased Premises are made after the date for the commencement of the term.

### **13. Regulations**

You agree to review and abide by all policies and regulations of NYU and NYU School of Law housing that are or shall become effective during the License period. These policies and regulations are included in the NYU School of Law Summer 2013 Housing License, NYU School of Law Student Handbook, NYU Student Handbook, Department of Residence Services Building and Neighborhood Guide, and other publications or policies distributed by and available from the Department of Residence Services. If you violate any such policy or regulation you will be subject to disciplinary action and/or termination of this License without refund by NYU in its sole discretion.

### **14. Indemnity**

The licensee agrees to indemnify and hold harmless NYU, NYU School of Law and its employees for any and all damages, loss, expenses, claims and liabilities arising out of the licensee's use of the licensed space or a breach by the licensee under the license agreement, including, without limitation, loss, damage, injury to persons (including death) or to the licensed space