

## **2020 Summer Living in New York City License Agreement**

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 applicant and may not be transferred or assigned without the consent of the Department of Residence Services.

Residents must be age 18 or over, or be listed as family members on applications for family housing. The applicant guardian/licensees on such applications must remain in residence for the full license period. Residents are charged on a full-week Basis (Sunday to Saturday) regardless of whether they arrive later or leave earlier than the confirmed license period. Applications specifying apartment mate requests based upon race, color, religion, national origin, sexual orientation, gender identity/expression or physical characteristic will not be accepted.

### **2.Eligibility**

Single adults or couples age 18 or over are eligible to enter into a license agreement. 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. All applications require a \$1000 initial deposit.
- 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. Final payment is due on the date that will be indicated on the Bursar's statement or prior to arrival, whichever comes first. Residents who have an unpaid balance will not be permitted to check in on their scheduled arrival date.
- C. Rental rates include utility charges, local telephone, cable, and ResNet service for residents of D'Agostino Hall and Hayden Hall.
- D. A \$200 late charge will be imposed by the Bursar on any resident not paying by his or her payment due date.
- E. Requests to change dates of stay must be submitted in writing and accompanied by a \$25 nonrefundable processing fee.
- F. Residents are responsible for all charges for the full license period.
- G. Failure to make payment on or before the date that payment is due may result in the 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 you with notice of the new occupant'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. 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 will permit the Department of Residence Services to terminate this License immediately.

C. Guests must be accompanied by the resident/licensee or possess a Guest Pass in order to enter the building. The Front Desk Attendant can also call your listed phone number to announce a guest(s) and obtain permission to allow your guest(s) to go up to your apartment unescorted. Overnight guests are permitted for no more than seven (7) nights per 30 day period. The resident/licensee may obtain a Guest Pass for each guest by stopping by their respective building office and filling out a Guest Pass Request Form. If your guest is staying for more than three (3) consecutive nights, written permission from your apartment mate(s) is required before the Guest Pass Request Form can be processed. In addition to building access, the Guest Pass allows the use of University Transportation services. Note: Guest Passes cannot be obtained by telephone or email. You must visit the office in person.

D. Hours of Visitation: Regular Hours Guests:

1. A Regular Hours Guest is anyone who is present in a residence hall or in a room/suite in which they have not been assigned to live between the hours of 9:00 am and 11:00 pm (EST) on weeknights (Sunday-Thursday) and 9:00 am to 1:00am (EST) on weekends (Friday and Saturday).
2. A resident is permitted to have up to three (3) guests in their apartment at any time during Regular Hours without the prior permission of their apartment mates provided there is no interference with the rights of an apartment mate.
3. All Regular Hours Guests must have followed the appropriate access procedures as set forth above.

**Late Hours / Overnight Guests:**

1. A Late Hours/Overnight Guest is anyone who is present in a residence hall or in an apartment in which they have not been assigned to live between the hours of 11:00 pm and 9 am (EST) on weeknights (Sunday-Thursday) and 1:00 am to 9:00am (EST) on weekends (Friday and Saturday).
2. A Resident Host must have the permission of their apartment mate(s) to have a Late Hours/Overnight Guest if the visit is for three (3) days or longer.
3. Even if permission from the apartment mate is granted, the guest may be asked to leave the premises as a result of complaints about the actions/presence of a Late Hours/Overnight Guest by an apartment mate, which interferes with his or her academic/personal well-being as well as the community members.

4. A Resident Host may have no more than three (3) Late Hours/Overnight Guests at one time.
5. A Resident Host may not have a Late Hours/Overnight Guest – whether the same or a different person - for more than three (3) consecutive nights or for more than seven (7) nights per 30 day period.
6. The same individual may not be a Late Hours/Overnight Guest in the residence hall system for more than seven (7) nights per calendar month, whether with the same or different resident hosts.
7. All Late Hours/Overnight Guests must have followed the appropriate access procedures as set forth above in this document.

### **Policy Violations:**

All guests in a University residence hall are expected to abide by all University and Office of Residence Services procedures and regulations:

1. A Resident Host is responsible for the actions of their guest(s) in the residence hall building, apartment, and common area in which that host resides and will be held accountable for any violations of University policy and/or for any theft, injury to person or property resulting from the behavior of their guests, regardless of whether that guest is a fellow University student or not.
2. University students who engage in disruptive or volatile behavior while a guest in a residence hall or an apartment/room will also personally be held accountable for their actions.
3. Matters involving the problematic behavior of a guest may be managed through administrative actions (e.g. Classification of guest as Persona Non Grata), through the University student conduct process, or may be referred to local law enforcement when deemed appropriate.
4. Should a guest who engages in volatile behavior be a student at another college or university, New York University reserves the right to report that individual's behavior to their home institution.
5. Late / Overnight guests are not to sleep in lounges or other public spaces.

### **Apartment mate(s) Interference:**

1. Whenever a resident has a concern about the presence of a guest in the room, they should approach the apartment mate whom the guest is visiting to express their concerns and to seek to resolve the issues.
2. Should Residence Services staff receive (1) a complaint that the presence of a guest (Regular or Late Hours) is unreasonably interfering with the academic or personal well-being of the residents of the residence hall or a particular apartment mate(s) or (2) a complaint that the students sharing a living space are unable to agree on the time, date, frequency, and duration of each other's visitors, the Residence Services staff may restrict the presence of guests in that apartment until such time that the residents are able to come to a mutually satisfactory agreement about visitation.

3. As deemed appropriate, such matters will be addressed through informal discussions with apartment mate(s) or through formal mediation. Should such efforts fail, the Residence Services staff shall have the authority to establish reasonable parameters for visitation and all residents of that apartment will be expected to adhere to those terms. Failure to abide by those conditions may likely result in the reassignment of the student who violates the terms set forth and may also subject that student to disciplinary action should their guests be involved in a violation of an University policy.
4. **Conditions of Use** 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 including electronic cigarette, 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, 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. Emotional Support and Service Animals in the Residence Halls**

Keeping or caring for pets or animals in any residence hall is not permitted with the exception of fish in a tank no larger than ten gallons, dogs identified as service animals or emotional support animals previously approved by the Moses Center for Disabilities (CSD) are allowed. The owner of any emotional support/service animal is ultimately responsible for the actions of the animal including, but not limited to, repairs or replacement costs for damage done in the apartment or common areas. As such, students must ensure proper noise control, hygiene and care of their approved emotional support/service animal so that it is not disruptive to the educational pursuits of the community. Failure to do so, may result in a conduct action.

## **7. 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.

## **8. 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. Apartment mates 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.

### **Personal Property**

Each resident is responsible for his or her personal property; therefore, it is suggested that residents carry property/renters 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.

### **9.Noise Policy**

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

- A. At that time the 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.

### **10.Smoking Policy**

Any form of smoking, including the use of cigarettes, cigars, pipes, hookahs, or devices such as an electronic cigarette or a vaporizer to do so, is prohibited in all areas of all University residence halls.

## **11. Alcohol Policy**

Residents are required to abide by all New York State and New York University regulations regarding the use of alcohol. In residence halls, persons under the age of 21 may not be in the presence of alcohol or alcoholic beverage containers. Students (including residents and non-residential students), and guests who are of legal drinking age (21 years of age or older) may possess and consume alcoholic beverages (referred herein “alcohol”) within NYU residence halls in accordance with the following:

- A. Alcohol may be consumed only within assigned rooms or suites. Open containers of alcohol are prohibited in common spaces such as hallways, terraces and lounges, in public areas such as lobbies, or in outdoor areas adjacent to residence halls.
- B. Alcohol or alcoholic beverage containers may not be possessed, stored, or consumed in any room or shared common space within a suite whose residents are under the age of 21. Should students of legal drinking age reside in the same suite as students who are under the legal drinking age, alcohol may only be possessed, stored, or consumed within bedrooms where all students assigned to that room are of legal drinking age.

Students of legal drinking age who bring alcohol into a residence hall or possess alcohol in a residence hall are responsible for its legal use. This includes taking reasonable precautions to prevent the possession of alcohol by underage students and guests.

- C. Kegs or devices that permit storage and distribution of alcohol in bulk quantities, or that allow unregulated access to alcohol by any means, are prohibited. Devices or mechanisms that facilitate rapid consumption (funnel bong, etc.) are also prohibited. Participation in activities that facilitate or promote the rapid, dangerous, and/or forced consumption of alcohol (i.e. drinking games) is prohibited.
- D. Residents are prohibited from possessing open containers or serving alcohol in any residence hall’s common use areas including, but not limited to, terraces, study lounges, TV/game rooms and lobby areas. Alcohol may not be sold or distributed in the residence halls. This prohibition includes, but is not limited to: cash bars; events to which admission tickets are sold or fees are charged (e.g. entertainment charge or annual dues); fees for access to an open bar; and parties at which alcoholic beverages are served and for which contribution or donations to offset the costs of the party are sought. Residents are responsible for the behavior of their guests, including any violation of policy by their guest(s).

## **12. Illegal or Controlled Substance Policy Marijuana**

Marijuana (in all forms) is a prohibited substance in the residence halls. Any student who is found to be in possession of, in the presence of or using marijuana will face disciplinary action

and possible criminal charges. Water pipes, bongs, hookahs, and other paraphernalia commonly associated with drug use also are prohibited in the residence halls.

### **Other Controlled Substances Policy**

The possession or use of narcotics and/or other controlled substances without a valid prescription, or misuse of prescribed medication and/or other legal substances, is prohibited in the residence halls. Students are expected to obey Federal and New York State Laws regarding the use, possession, sale and distribution of controlled substances.

### **Considerations for Good Samaritans and Self-Referral:**

The Law School recognizes that concern about the possibility of disciplinary action related to the overconsumption of alcohol or use of other substances might deter students from seeking assistance for themselves or acting as "Good Samaritans" for others. Please be aware that, during an emergency, the health and safety of the student at risk is the community's top priority. Accordingly, should a student him/herself, or another individual on behalf of that student, voluntarily come forward seeking assistance in a situation involving the over-consumption or abuse of drugs and alcohol, the Law School's student conduct response in regard to that overconsumption will be first and foremost focused on medical treatment, counseling and/or educational interventions.

### **14.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 \$3,000.00 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.

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

#### **Cancellation Requests I – Assignments notifications received on or prior to March 15, 2020**

- A. To be without penalty, notice of cancellation must be submitted to the Department of Residence Services by 5:00 p.m. (EST) March 15, 2020.
- B. If you cancel after 5:00 p.m. (EST) on March 15, 2020, you will forfeit the \$1000.00 initial deposit.
- C. 2020 Summer Living in New York City applicants must submit the Summer

Cancellation Request Form for approval.

D. If you do not check in within one week after your license period begins and have not given written notice of your late arrival to the Department of Residence Services, your housing reservation and license will be cancelled and you will forfeit the \$1000.00 initial deposit.

E. The Department of Residence Services may terminate this license and hold you responsible for all costs, including collection agency and legal fees, incurred by NYU in collecting past due payments owed under this license.

## **Cancellation Requests II – Assignments notifications received after March 15, 2020**

A. To be without penalty, notice of cancellation must be submitted to the Department of Residence Services by 2 business days from the initial date of the assignment notification.

B. If you cancel after 2 business days from the initial date of the assignment notification, you will forfeit the \$1000.00 initial deposit.

C. 2020 Summer Living in New York City applicants must submit the Summer Cancellation Request Form for approval.

D. If you do not check in within one week after your license period begins and have not given written notice of your late arrival to the Department of Residence Services, your housing reservation and license will be cancelled and you will forfeit the \$1000.00 initial deposit.

E. The Department of Residence Services may terminate this license and hold you responsible for all costs, including collection agency and legal fees, incurred by NYU in collecting past due payments owed under this license.

The Department of Residence Services reserves the right at any time, in its sole discretion, to terminate this license, to suspend you from 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, 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.

## **15. 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. There shall be 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. There shall be 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.

## **16.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 Housing License for the 2020 Summer Living in New York City Program, NYU School of Law Student Handbook, NYU Student Handbook, Department of Residence Services Policies Guide webpage, and other publications and 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.

## **17.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.