

SUMMER RESIDENCE RENTAL AGREEMENT

This AGREEMENT made this _____ day of _____, 20_____

BETWEEN

The Board of Governors of Red Deer College whose address for the purpose here of is in care of the Residence Manager, (here after called "the Management")
Box 5111 Red Deer College Red Deer, Alberta, T4N 6P6.

- AND -

(here after called "the Lodger")
whose address for purposes here of is Room _____,
Box 5111 Red Deer College Residence, Red Deer, Alberta. T4N 6P6

1. The Management rents to the Lodger for the period commencing the _____ day of _____, 20_____ and ending at 12:00 noon the _____ day of _____, 20_____ at a rental of \$ _____/month as follows:
 - May rent being _____ days X \$ _____ = \$ _____.
 - June rent being _____ days X \$ _____ = \$ _____.
 - July rent being _____ days X \$ _____ = \$ _____.
 - August rent being _____ days X \$ _____ = \$ _____.

Total rent due for the term of this Agreement is \$ _____.

2. Rent is due on the first day of each month for the balance of this Agreement for the room _____, in the apartment _____, in building/block _____, (hereafter called "the Demised Premises") together with the use of all chattel and fixtures in the Demised Premises.
3. The Lodger shall maintain the Demised Premises in good, clean, and livable condition. Should the Lodger fail to do so, the Management shall be entitled to enter the Demised Premises and perform whatever measures are necessary in its exclusive discretion to restore the Demised Premises to a good, clean, and livable condition. The costs of any such action by the Management will be paid by the Lodger as rent in arrears.
4. The Management at all reasonable times and in emergencies at any time shall be at liberty to enter the Demised Premises to examine or make repairs.
5. The Management shall not be liable for damages or consequential damages to persons or property, whether default or negligence of another Lodger or any person causes the damage lawfully or unlawfully on the premises.
6. The Management reserves the right to re-assign the Lodger to a different room in the event that it deems it to be necessary.

TERMINATION OF THIS AGREEMENT

1. The Management may terminate this Agreement and serve the Lodger with a notice to deliver up vacant possession of the Demised Premises within a minimum of 24 hours for the following reasons:
 - a) Breach of this Agreement
 - b) Violation of any of the Behavioural Standards as outlined in the Residence Handbook
 - c) Non-payment of rent as it falls due
2. The Management may terminate this agreement and serve the Lodger with Notice to deliver up vacant possession of the Demised Premises immediately if the Lodger is discovered committing an illegal offence or using the Demised Premises for an illegal purpose or if the Residence Manager, in his/her own exclusive discretion, believes that such eviction is in the benefit of other Lodgers.
3. The Lodger may terminate this Agreement by serving a written notice of termination to the Residence Manager on or before the first day of a tenancy month to be effective at 12:00 noon on the last day of that tenancy month. Failure to provide proper written notice will result in the Lodger being liable for the next month's rent unless the Management can re-rent the premises.
4. **There will be a \$150.00 administration fee charged to the Lodger for early termination of this agreement.**

SECURITY DEPOSIT

The Lodger has paid to the Management the sum of \$ _____ as a security deposit to be held by the Management during the term of this Agreement, as security for the performance of the conditions of this Agreement by the Lodger. This deposit shall be returned to the Lodger after the Lodger has vacated the premises less any deductions for costs of repairs, lock changes, cleaning or outstanding charges to the Management.

Declaration:

I hereby accept this Rental Agreement and understand I am subject to the terms of this Agreement. I also state I have read and understand I am subject to the contents of the Residence Handbook.

Lodger _____
Date

The Board of Governors of Red Deer College per _____
Residence Manager

Parent's Signature when Lodger is less than 18 years of age _____