

PRIMERO GROVE LEASE AGREEMENT 2025-2026

PART I – DECLARATIONS, TERMS, CONDITIONS AND REGULATIONS

1. **PARTIES:** This Lease Agreement (“Lease” or “Lease Agreement”) is between THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, a public trust, hereinafter referred to as “the UNIVERSITY” and

hereinafter referred to as "LESSEE." The Primero Grove apartment complex where the apartment is located is owned by Beckett Hall, Inc. and managed by EAH Community Housing hereinafter referred to as “OWNER,” is a nonprofit corporation. OWNER is neither owned nor controlled by the UNIVERSITY.

2. **PROPERTY DESCRIPTION:** The UNIVERSITY hereby leases to LESSEE the following apartment,

Apartment type:

Apartment #:

Located at:

Davis, CA 95616.

3. **FIXED LEASE TERM:** The fixed term of this Lease Agreement shall be for the following period:

- August 1, 2025, through July 15, 2026
 September 1, 2025, through August 15, 2026

Leases beginning after the fixed term commences will begin on the agreed upon move-in date by the UNIVERSITY and the LESSEE.

4. **LEASE RENEWAL:** The UNIVERSITY is not required to renew this Lease Agreement or to allow the LESSEE to continue to occupy the apartment beyond the end of the fixed lease term. This Lease Agreement may only be renewed upon the written agreement of the UNIVERSITY and LESSEE. Prior to the end of the then current term, UNIVERSITY will notify LESSEE if the Lease Agreement is available to be renewed, which UNIVERSITY shall determine in its sole and absolute discretion. If UNIVERSITY so notifies LESSEE and the LESSEE wishes to continue to occupy the apartment, LESSEE shall respond in writing to the UNIVERSITY’s offer for a lease renewal in the affirmative, comply with the UNIVERSITY’s instructions for renewal and meet all lease renewal deadlines. Lessees who were delinquent in rent three (3) or more times within the lease year may be ineligible for lease renewal.

5. **TERMINATION AND NOTICE:**

- a. **BY UNIVERSITY:** The LESSEE hereby agrees that the UNIVERSITY may terminate the LESSEE’s tenancy without cause under this Lease upon thirty (30) days written notice. The UNIVERSITY may serve the LESSEE with a three (3) day notice to pay rent or quit, to perform a covenant or quit, or to quit, whichever is appropriate, if the LESSEE fails to pay rent or other charges when due or otherwise breaches the terms and conditions of this Lease. Breaches include, but are not limited to, the following: (a) failure to maintain eligibility for Family and Graduate Housing as provided in Section 6, (b) failure to pay promptly the stated rent or other charges levied, (c) LESSEE’s use of the apartment unreasonably damages or endangers the apartment, its furnishings or the building, or unreasonably disturbs residents of other units, (d) the LESSEE violates any other provision of this Lease, or (e) the LESSEE sublets or assigns any of the rights pursuant to this Lease without receiving prior written consent from the UNIVERSITY.

- i. **BY UNIVERSITY DURING EMERGENCIES.** If Primero Grove Apartments premises and/or all or part of the building where LESSEE’s apartment is located is closed due to an emergency or natural disaster, the University may terminate this Lease without prior notice. In such event, the University shall have no obligation to provide alternate housing to the Student or to rebuild or replace any affected premises.

- b. **BY LESSEE:** The Lease shall become effective and is legally binding when executed by LESSEE on the Date of Execution in Part II of this Lease. Upon execution of this Lease, LESSEE agrees to pay rent for the fixed lease term. LESSEE understands

that Lessee shall not be entitled to cancel this Lease under any circumstances except with the University's prior written approval. The LESSEE may submit a written request to UNIVERSITY to cancel this Lease at least 30 days prior to the requested cancellation date. However, LESSEE expressly acknowledges and agrees that submitting such a request does **not** guarantee that UNIVERSITY will approve such a request, and LESSEE shall remain responsible for payment of rent and all other obligations under this Lease through the Fixed Lease Term unless and until the Lease cancellation date approved by the UNIVERSITY. UNIVERSITY may approve requests for cancellation in its sole and absolute discretion. Approved lease cancellations will result in the lease term ending on the requested "Quarter End Date" as published by the Office of the University Registrar or the agreed upon move out date, whichever comes later. The UNIVERSITY will notify LESSEE in writing if the cancellation is approved, specifying the cancellation date and any approved rent adjustments. If UNIVERSITY does not so notify LESSEE, LESSEE's cancellation request shall be deemed not approved. In the event of an early cancellation of this Lease hereunder, LESSEE shall be liable to UNIVERSITY for actual damages incurred by UNIVERSITY as a result of the cancellation, including but not limited to rent until the UNIVERSITY can relet the apartment. The UNIVERSITY will attempt to mitigate its damages by making reasonable efforts to relet the apartment. Rent proration adjustments are based upon the cancellation effective date established by the UNIVERSITY's written confirmation of the cancellation, whether a LESSEE takes occupancy of the unit does not absolve LESSEE of their obligation.

6. **ELIGIBILITY:** The LESSEE agrees that their right to occupy the premises is conditioned upon LESSEE's being and remaining a registered student at the University of California, Davis, during fall, winter, and spring quarters/semesters. LESSEE must be registered full-time unless: (1) LESSEE is in their last quarter/semester before graduating, (2) LESSEE is approved for [part-time status](#) through the [Office of the University Registrar \(OUR\)](#), or (3) LESSEE is provided a minimum progress waiver through the Student Disability Center (SDC). If the LESSEE is not a registered student during fall, winter, and spring quarters/semesters, the LESSEE may not remain in possession of the premises without the written approval of the UNIVERSITY.
- a. Following at least one quarter/semester of occupancy, the LESSEE is permitted to have one quarter/semester on filing fee or Planned Educational Leave Program status (summer sessions excluded). Filing fee status and Planned Educational Leave are defined as unregistered student status. LESSEE must request an exception in writing to Student Housing & Dining Services.
 - b. If the LESSEE graduates during the Fall or Winter quarter or Fall semester, then this Lease Agreement shall terminate at the end of the quarter or semester in which they graduate. LESSEE must submit a cancellation request in writing to Student Housing & Dining Services.
 - c. If LESSEE is no longer enrolled as a registered student at UC Davis, LESSEE shall immediately notify the UNIVERSITY.

7. **RENT AND DEPOSIT:**

Monthly Rent:

Deposit: \$250

The LESSEE shall pay the UNIVERSITY monthly rent in the amount specified in Section 7 of this Lease Agreement. Rent payment will be due on the first day of the month, without demand or billing invoice. Payment will be due when the lease begins and rent for any partial month shall be prorated at a daily rate. Unpaid rent becomes delinquent fifteen (15) days after the due date unless a written extension has been obtained from Student Housing and Dining Services. Failure to pay rent may result in action being taken, including a hold on future registration and termination of the right of occupancy. The LESSEE is responsible for ensuring that any rent payments made through UNIVERSITY's online student account billing portal are allocated to LESSEE's housing fees, by selecting the appropriate designations in the payment form; failure to direct payments toward rent in the online portal may result in payments being incorrectly applied.

The LESSEE (if not renewing a lease) agrees to pay the deposit upon acceptance of this Lease Agreement. This deposit shall be held as a security deposit and shall be refunded upon termination, expiration or cancellation of this Lease Agreement after making deductions for rent owed, and any amounts reasonably necessary (a) to cover repairs, damages or loss caused by the LESSEE, (b) to clean the apartment beyond reasonable use and wear, and (c) to cover LESSEE default in payment of rent. In the event such cost for loss, damage, repairs, or cleaning exceeds the amount of the deposit, the LESSEE shall pay such additional amounts as may be required to cover the excess costs.

In the event the LESSEE fails to occupy the apartment after signing the Lease, the deposit may be used to compensate the UNIVERSITY for the LESSEE'S default in the payment of rent.

8. **ADDITIONAL FEES:** Fees incurred will be billed and collected by UNIVERSITY:

Lost Key Fees	Price
Lockout	\$50
Replacement Hard Key	\$10
Front Door Lock Change	\$50
Mailbox Lock Change	\$50

9. **USE:** The apartment is to be used only as a single-family residence. In addition to LESSEE's dependents, the LESSEE is permitted to have a spouse or domestic partner, or unrelated eligible UC Davis graduate student (who meets the eligibility requirements as provided in Section 6) living in the apartment. When requested to do so, the LESSEE shall supply proof of eligibility of LESSEE or other occupants living in the apartment. Only the individual(s) listed on this Lease Agreement, including the approved Occupant Addendum if any, are permitted to occupy the apartment. The LESSEE shall not permit persons not listed on this Lease Agreement to occupy the apartment, unless the LESSEE obtains prior written approval by the UNIVERSITY. No more than two (2) persons per bedroom plus one (1) additional person shall occupy the apartment.
10. **ADDITIONAL OCCUPANTS:** Pursuant to the Lease Agreement, only the individuals approved by the University with a current additional Occupant Addendum may reside in the Apartment with the LESSEE. The LESSEE is responsible for notifying the University if there are any changes to their Additional Occupants. Additional Occupants are not leaseholders and therefore are not eligible to be directly billed for housing fees. The LESSEE is solely responsible for the financial obligations of this Lease Agreement.
11. **ASSIGNMENT AND SUBLETTING:** Subletting is prohibited. The LESSEE agrees that the rights granted to LESSEE under this Lease Agreement are not assignable, either in whole or in part, and that the right of occupancy may not be granted by the LESSEE to any other person.
12. **ELIGIBILITY EXCEPTION:** The UNIVERSITY may, in its sole discretion, consider UC Davis Affiliates, which are defined as participants in qualified UC Davis programs, faculty, and staff, as eligible lessees. The LESSEE understands that an exception to the eligibility requirement, as provided in Section 6 of this Lease Agreement, may be made on the condition that the LESSEE remains a UC Davis Affiliate as defined in this section. The LESSEE acknowledges that UNIVERSITY retains sole discretion as to whether to offer or grant an eligibility exception during the term or for any renewal term of this Lease Agreement.
13. **GUESTS:** The LESSEE may have occasional overnight and weekend guests without notice to or consent of the UNIVERSITY. The same overnight guest may not stay more than seven (7) cumulative nights during any academic quarter without prior written consent of the UNIVERSITY. The LESSEE assumes full responsibility for the actions and/or behaviors of any guests. Guests must abide by all University policies, regulations, and lease terms. Violations of lease terms, University policies and regulations, and/or state and federal laws by guests may result in the permanent removal of said guest or the termination of this Lease Agreement.
14. **UTILITIES:** The UNIVERSITY shall provide water, sewer, refuse disposal services, and access to the campus Wi-Fi network. The UNIVERSITY shall not be liable for damages caused by its failure to provide the services when such failure is caused by conditions beyond its control. LESSEE shall not use off-campus internet providers. LESSEE shall not install a modem or satellite dish in or around the apartment. Gas and electrical service shall be provided by and at the expense of the LESSEE. The LESSEE shall arrange for gas and electrical service to be in their name for the duration of the lease term. LESSEES who fail to set up gas and electrical services in their name for multiple billing cycles may be ineligible for a lease renewal offer.
15. **LAUNDRY:** Washers and dryers are provided within the apartment complex for the convenience of the residents. Clothing or other laundry items may be dried on the patio or balcony. The LESSEE assumes responsibility for the security of their own laundry items.
16. **COMPLIANCE WITH UNIVERSITY REGULATIONS, FEDERAL, STATE AND LOCAL LAWS:** The LESSEE agrees to comply with UNIVERSITY regulations regarding student conduct and applicable federal, state, and local laws.
17. **SMOKE AND TOBACCO:** UC Davis is a Smoke and Tobacco Free Campus. The UNIVERSITY's policy prohibits smoking and tobacco

use on University owned or leased property, which includes the premises. Smoking includes inhaling, exhaling, burning, or carrying a lighted or heated product such as tobacco, marijuana, other smokeable substances, or smoking instruments that emit smoke. Tobacco use includes use of all forms of tobacco, including but not limited to cigarettes, cigars, shisha, pipes, water pipes (hookah), all forms of electronic smoking devices, including but not limited to e-cigarettes, vapes, JUULs and mods, and all forms of smokeless tobacco including but not limited to chew, snus, snuff, sticks, strips, and orbs. For more information, see University Policy 290-10, Smoke and Tobacco Free Campus.

18. **PETS:** The LESSEE will neither keep a cat, dog, or other pet in or near the apartment nor encourage its presence by feeding. This prohibition also applies to pets of visitors to the apartment. Violations may subject the LESSEE to termination of their tenancy. Exceptions to this prohibition may be made for healthy, small pets, excluding cats, dogs, and snakes, that are kept and contained in a small cage or aquarium within the apartment. The UNIVERSITY may revoke this exception should the small pet become a nuisance or health hazard to the neighbors or the UNIVERSITY. The LESSEE is liable for any damage caused by pets or containers holding pets.
19. **COMMERCIAL ENTERPRISE:** Activities of a business or commercial nature are not permitted in the apartment. This includes, but is not limited to, renting out an apartment or a portion of an apartment as a vacation rental or Airbnb and operating a microenterprise home kitchen.
20. **RIGHT TO RELOCATE:** The UNIVERSITY reserves the right to reassign the LESSEE to another comparable University apartment, at its sole discretion.
21. **DELAY IN DELIVERY OF POSSESSION:** The LESSEE agrees that the UNIVERSITY will not be liable for any costs, losses, or damages suffered by the LESSEE as a result of the UNIVERSITY'S inability to deliver possession of the apartment. If the UNIVERSITY cannot deliver possession of the apartment to the LESSEE within three (3) working days from the date on which the term of this Lease Agreement is to commence, then the UNIVERSITY shall provide alternative accommodations in comparable living quarters, and LESSEE shall pay rent per the terms of this Lease Agreement.
22. **LOCKS AND KEYS:** The LESSEE shall not change or add any locks nor duplicate any keys without the prior written consent of the UNIVERSITY. All keys to locks are to be returned at the time of vacating the apartment. The cost of any keys not returned, as well as the costs of any subsequent lock change(s) shall be paid by the LESSEE. The cost of any additional keys, replacement keys, or lock changes requested by the LESSEE within the period of occupancy will be paid by the LESSEE within ten (10) days after notification of charges. The LESSEE agrees that additional keys can be requested for approved occupants listed on the current lease.
23. **MAILBOXES:** The LESSEE shall only use the mailboxes to receive and send mail on behalf of the LESSEE and the occupants listed on the current Lease Agreement.
24. **INVENTORY AND INSPECTION:** If the premises are not in a clean condition when the LESSEE assumes occupancy, the LESSEE will notify the Primero Grove Office in the complex within the first forty-eight (48) hours of occupancy. The LESSEE will complete and sign an Inventory and Inspection form acknowledging receipt of the apartment in satisfactory order with any and all exceptions fully described therein. The form must be delivered to the Primero Grove Office in the complex within seventy-two (72) hours after assuming occupancy of the apartment. If the form is not turned in after 72 hours, the LESSEE forfeits their right to claim damages and will be held accountable for assessed damages upon vacating the apartment.
25. **REPAIR AND MAINTENANCE:** The LESSEE shall promptly report all conditions that require repair to the computerized repair request system or to the OWNER. The OWNER or its property manager will make repairs, paint, or make other alterations to the Primero Grove apartments, buildings, and grounds. Routine maintenance and repairs will be made within a reasonable time and during normal working hours. Emergency repairs will be made as soon as possible. Emergencies are situations when failure of immediate repair would subject the LESSEE or other residents to imminent danger to their health or personal safety or cause additional or extensive damage to the building or personal property. The LESSEE shall bear the cost of the repair of any damage to or restoration of the building, equipment or furnishing resulting from any neglect or willful act of the LESSEE, their occupants, guests, or other persons for whom the LESSEE is responsible. The UNIVERSITY has sole discretion in determining the amount of damages charged to the LESSEE for repairs and cleaning resulting from any neglect or willful act of the LESSEE, their occupants, guests, or other persons for whom the LESSEE is responsible, provided that said charges will not exceed actual costs of said repairs and cleaning. The LESSEE shall pay this charge upon receipt of the charge. The LESSEE should not undertake repairs personally or contract other persons to do so during the LESSEE'S tenancy or upon the termination of tenancy. If the LESSEE undertakes repairs personally or by contracting other persons to do so, then the LESSEE shall be liable for any damages done to

the apartment or deficiencies created by the LESSEE or its contractor. This shall not limit the LESSEE's right to request that the UNIVERSITY or OWNER repair damages, correct deficiencies, or otherwise service the apartment during the tenancy.

26. **ALTERATIONS AND DECORATIONS:** The LESSEE shall not make alterations, improvements, or additions to the apartment without the prior written consent of the UNIVERSITY. The LESSEE is responsible for the cost of the removal of any alterations, improvements, or additions and returning the apartment to its original condition. The LESSEE shall pay this charge upon receipt of the charge. Screws, transparent tape, gummed picture hangers, or other items damaging the ceilings, walls, woodwork, or other parts of the building are prohibited. Pictures and other decorations may be hung with hangers approved by the OWNER. Floor glides on furniture are recommended to prevent damage to the flooring.
27. **OWNER's APPLIANCES:** The LESSEE shall not remove OWNER's appliances from the apartment or place such appliances outdoors. Washing machines, dishwashers, refrigerators, and other appliances not provided by the OWNER are not permitted in the apartment.
28. **PATIOS, BALCONIES AND STORAGE:** Only potted plants, outdoor furniture, small recreational items, toys, and small-enclosed containers may be kept on patios and balconies. LESSEE shall not store any items, including plants or decorations, on the patio or balcony railings. LESSEE shall not store personal items in corridors or breezeways, with the exception of storing bicycles in areas designated for bicycle storage.
29. **REFUSE/RECYCLING:** All trash shall be placed inside waste and/or recycling containers and container lids shall be firmly closed after each use. The containers are only for normal household trash. Recycling containers are also available at or near the dumpster locations. Furniture discards, hazardous materials, bulky packing materials and containers and other non-routine debris will be separately removed from the apartment and properly disposed of by the LESSEE.
30. **HEALTH, SAFETY AND AESTHETICS:** The LESSEE shall comply with all applicable University, federal, state, and local health and safety laws, ordinances, and regulations, including those of the UC Davis Fire Department. Use of candles is prohibited. The LESSEE shall keep the patios, balconies, corridors, interior breezeways, and common areas of the apartment complex in a clean and orderly condition. The LESSEE shall immediately report the existence of any unsafe or unsanitary condition to the OWNER. UNIVERSITY policy prohibits the possession or storage of firearms by any person on UNIVERSITY grounds, except with permission of UNIVERSITY authorities. California law makes it a crime for any person to bring or possess firearms on the grounds of the University without such permission (see California Penal Code Section 626.9). Storage of any flammable or combustible liquids shall comply with all applicable health and safety laws, ordinances, regulations, and University policies, including those of the UC Davis Fire Department. Filled wading pools shall always be attended by an adult and shall be promptly drained and removed from lawns, patios, and other areas after each use. Charcoal barbecues are prohibited. Hot barbecues shall not be placed within ten (10) feet of any structure and must always be attended by an adult. All propane cylinders must be stored outside and in a locked propane storage cage.
31. **MOLD:** Mold occurs naturally in the environment. There are currently no federal or state standards for permissible levels of mold. The LESSEE is required to take steps to control the growth of mold and mildew by keeping the apartment clean and well ventilated, particularly when showering, bathing, or washing dishes or clothes. The LESSEE shall promptly notify the OWNER of the existence of water leakage, overflow in or about the apartment, and visible mold or mildew. Learn more by reviewing the "[Information on Dampness and Mold for Renters in California](#)" booklet that comes from the state Department of Public Health.
32. **PEST CONTROL AND BED BUGS:** LESSEE shall maintain the apartment in such a way so as not to attract pests. LESSEE shall immediately notify the OWNER of an infestation and cooperate with instructions and/or treatment to remove pests. The UNIVERSITY takes a proactive approach in addressing the issue of all types of household pests, including bed bugs. The UNIVERSITY has no prior knowledge of a bed bug infestation or of an apartment with Bed Bugs that was not professionally treated. Any LESSEE or occupant who suspects they may have bedbugs in the apartment shall immediately notify the OWNER. An inspection will be scheduled, and treatment will be done if bed bugs are present. Residents will be required to meet with the UNIVERSITY or OWNER when bed bugs are confirmed in the apartment to determine the cause and review prevention measures. Reoccurring incidents of bed bug infestations due to the LESSEE's negligence may result in charges and termination of the Lease Agreement. Residents are advised to avoid buying or receiving used furniture and mattresses/mattress pads or covers due to possible "hitch hiking" of bed bugs into the apartment. Resident-owned furniture that is discovered to have bed bugs must be permanently removed or treated and re-inspected before being returned to the apartment. Pest control issues may be reported either by the LESSEE or by other residents in the building. Proper notice of entry will be provided when a pest control issue needs to be addressed, and residents will be expected to accommodate the service.

Information about Bed Bugs:

- **Bed bug Appearance:** Bed bugs have six legs. Adult bed bugs have flat bodies about 1/4 of an inch in length. Their color can vary from red and brown to copper colored. Young bed bugs are very small. Their bodies are about 1/16 of an inch in length. They have almost no color. When a bed bug feeds, its body swells, may lengthen, and becomes bright red, sometimes making it appear to be a different insect. Bed bugs do not fly. They can either crawl or be carried from place to place on objects, people, or animals. Bed bugs can be hard to find and identify because they are tiny and try to stay hidden.
- **Life Cycle and Reproduction:** An average bed bug lives for about 10 months. Female bed bugs lay one to five eggs per day. Bed bugs grow to full adulthood in about 21 days.
- Bed bugs can survive for months without feeding.
- **Bed bug Bites:** Because bed bugs usually feed at night, most people are bitten in their sleep and do not realize they were bitten. A person's reaction to insect bites is an immune response and so varies from person to person. Sometimes the red welts caused by the bites will not be noticed until many days after a person was bitten, if at all.
- **Common signs and symptoms of a possible bed bug infestation:**
 - Small red to reddish brown fecal spots on mattresses, box springs, bed frames, mattresses, linens, upholstery, or walls.
 - Molted bed bug skins, white, sticky eggs, or empty eggshells.
 - Very heavily infested areas may have a characteristically sweet odor.
 - Red, itchy bite marks, especially on the legs, arms, and other body parts exposed while sleeping. However, some people do not show bed bug lesions on their bodies even though bed bugs may have fed on them.

For more information, see the Internet Web sites of the United States Environmental Protection Agency and the National Pest Management Association.

33. **RIGHT OF ENTRY:** The LESSEE understands that the OWNER or the UNIVERSITY may enter the apartment in the following cases: (a) in case of an emergency; (b) to make necessary, requested, or agreed upon repairs, alterations, or improvements, supply necessary, requested, or agreed upon services, or exhibit the apartment to prospective or actual workers, or contractors; (c) when the LESSEE has abandoned or surrendered the apartment; (d) pursuant to court order; (e) or with the consent of the LESSEE or adult occupants listed on this Lease Agreement. Except as defined in (a), (c), and (e) of this section, entry may be made only after giving twenty-four (24) hours written notice of the intent to enter the apartment to the LESSEE. Such entry will be made during normal business hours. Service requests will be performed during weekday work hours unless deemed an emergency (water, fire, smoke, personal safety).
34. **CONSTRUCTION AND RENOVATION:** Construction and/or remodeling or repair of academic and residential buildings on the UC Davis campus in the vicinity of the apartment can occur at any time. Construction is expected to occur during normal daytime working hours, and it may result in disturbances and disruptions, including, but not limited to, increased noise and dust in the area surrounding the buildings and planned and unplanned utility shutdowns. By signing this Lease Agreement, LESSEE agrees they have been advised of said scheduled construction and acknowledges there may be disturbances and disruptions resulting from such construction.
35. **NOISE AND DISTURBANCE:** The LESSEE shall keep noise or interference from all instruments, radios, televisions, computers, or other amplification equipment at a level so as not to disturb residents of other apartments, and shall not permit any disturbance, noise, or other activity detrimental to the apartment or to the comfort of other residents.
36. **MISREPRESENTATION:** The LESSEE agrees that any false statement made on the application filed in connection with this Lease Agreement and/or on this Lease Agreement may result in its termination at the sole option of the UNIVERSITY.
37. **CERTIFICATION:** The LESSEE certifies under penalty of perjury that the application filed in connection with this Lease Agreement and the statements made by the LESSEE, appearing herein, are true and correct. The LESSEE understands and agrees that the terms and conditions herein set forth constitute a contract between the UNIVERSITY and the LESSEE. The LESSEE has read, understands, and agrees to be bound by all the terms and conditions contained in this Lease Agreement.
38. **LIABILITY:** The LESSEE will indemnify the OWNER and UNIVERSITY against all liability and hold the OWNER and UNIVERSITY harmless from all claims, demands, loss or damage arising during LESSEE's occupancy of the apartment, other than normal wear and tear and except to the extent such liability, claims, demands, loss or damage is directly caused by the negligence of the OWNER, UNIVERSITY, or their respective officers, agents, or employees, or by an act of God or other casualty beyond the control of the LESSEE. LESSEE and occupants are required to obtain renters' insurance for coverage of personal property that is stolen or damaged. The LESSEE shall be responsible for any damage to the apartment or its equipment and shall be responsible for

maintaining the apartment in a safe and sanitary manner.

39. **MOTOR VEHICLES AND PARKING:** The operation of motor vehicles on the property is subject to all applicable state and local laws as well as University policies and regulations. The LESSEE shall abide by the regulations for parking at Primero Grove. Motor or automobile overhaul may not be performed in or around Primero Grove. No disabled vehicle may be parked in the Primero Grove parking lot for more than one week without the prior written consent of the OWNER.
40. **NOTICES:** Any notices to the UNIVERSITY shall be in writing and delivered to the Agent of the UNIVERSITY, as specified in Part II of the Lease Agreement. Any notice to the LESSEE shall be in writing and may be delivered to the LESSEE via the LESSEE's University email account, personally or in any manner allowed by law.
41. **BULLETIN BOARDS:** The LESSEE shall not post on community bulletin boards.
42. **NONWAIVER:** It is agreed that any waiver or non-enforcement by the UNIVERSITY of any term or condition of this Lease Agreement shall not constitute a waiver of any subsequent breach of the same or any other term or condition of this Lease Agreement. Acceptance by the UNIVERSITY of any rental payment shall not be deemed a waiver of any provision or breach other than the LESSEE's failure to make timely payment of the rental installment so accepted.
43. **ABANDONMENT, TERMINATION AND REMEDY IN DAMAGES:** If the LESSEE breaches this Lease and abandons the apartment without giving proper notice, the OWNER has the right to terminate this Lease. Upon such termination, the UNIVERSITY may recover such damages as may be provided by law. The UNIVERSITY may reenter and take possession of the apartment if it determines that the apartment has been abandoned.
44. **VACATING PROCEDURE:** The vacate date is recognized as the lease-end date, or the date the LESSEE returns the keys to the apartment, whichever is later. The Deposit will be returned to the LESSEE within 21 days after the vacate date, minus any amount to offset defaults in the payment of rent and/or deductions for cleaning and damage in excess of reasonable wear and tear. The UNIVERSITY reserves the right to withhold any refund due to the LESSEE to recover outstanding Housing debts incurred by the LESSEE. Upon termination of the Lease Agreement, the LESSEE agrees to surrender the apartment to the UNIVERSITY and to remove all property of the LESSEE and additional occupants. Any property left in the apartment after termination will be deemed abandoned, and the UNIVERSITY may take possession of and dispose of such property in any manner it deems appropriate in accordance with applicable law, without any liability to the UNIVERSITY whatsoever. Notwithstanding any of the other provisions of the Lease Agreement, the LESSEE understands and agrees that the LESSEE remains responsible for the demised apartment, all fixtures and furniture situated therein, until all keys are returned, and notice is given that the apartment has been vacated.
45. **FAILURE TO VACATE:** The LESSEE understands and agrees that the UNIVERSITY may rent the apartment to new occupants effective the day following the termination of the LESSEE's Lease Agreement and that said new occupants may be scheduled to move into the apartment on that day. If the LESSEE does not vacate the apartment on the date of termination of this Lease Agreement, the LESSEE shall be liable for the rental value of the apartment in addition to any and all other damages allowed by law, including but not limited to, any administrative costs incurred by the UNIVERSITY and the costs incurred in providing alternate or temporary housing for the new occupants.
46. **GROUNDS:** The LESSEE and their occupants shall not erect fences, cultivate plants or make other changes in the grounds without the prior written consent of the UNIVERSITY.
47. **AMENDMENTS:** If a term of this Lease is amended by the UNIVERSITY, then the UNIVERSITY shall provide a written notice of the amendment(s) mailed or delivered to the LESSEE within sixty (60) days of the issued amendment.
48. **TAXES AND LIENS:** The LESSEE shall pay any taxes levied against the LESSEE's possessory interest by a governmental entity. The LESSEE shall not cause liens of any kind to be placed against the property.
49. **SEX OFFENDER INFORMATION:** As required by state law, the following notice is provided:
Registered Sex Offenders Notice
 - a. "Notice: Pursuant to Section 290.46 of the Penal Code, information about specified register sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which they reside."
 - b. Since the information is equally available to residents and Owner, and Owner cannot discriminate against registered sex

offenders pursuant to Penal Code Section 290.46 et seq., Owner has not made any inquiry of any applicant or resident as to whether he or she is a registered sex offender. Resident(s) are advised to take whatever reasonable and lawful actions Resident(s) believe necessary to protect household members or guests against any potential harm. This includes talking to any children or individuals with a diminished capacity about how to deal with strangers and similar topics. Resident(s) are advised that Owner may not notify Resident(s) if Owner learns or is advised that a registered sex offender is living in the Apartment Community. The existence of registered sex offenders in the Apartment Community is not grounds for breaking this Lease.

50. **FLOOD HAZARD NOTICE:** Resident may obtain information about hazards, including flood hazards, that may affect the property from the internet website of the Office of Emergency Services at <https://myhazards.caloes.ca.gov/>. The UNIVERSITY and OWNER's insurance do not cover the loss of LESSEE's personal possessions. The UNIVERSITY is not required to provide additional information concerning the flood hazards to the property and the information provided pursuant to this section is deemed adequate to inform the Resident. **While this property is in a location considered to be an area of low hazard of flooding by FEMA (Federal Emergency Management Agency), there is always a potential for flooding."**
51. **NOTICES:** Any notice to UNIVERSITY required hereunder shall be in writing and delivered to the following: studenthousing@ucdavis.edu or Student Housing and Dining Services | 160 Student Housing | One Shields Avenue, Davis | CA 95616-8712

PART II ACKNOWLEDGEMENT/ACCEPTANCE OF CONDITIONS OF LEASE

I, the undersigned, agree to accept this Lease Agreement and the terms and conditions provided in Part I Declarations.

Signature of LESSEE

Date of Execution

RENTER'S INSURANCE ADDENDUM

LESSEE Name:

Apartment No:

LESSEE is required to hold Renter's Insurance for the entire term of the Lease Agreement and will be required to provide policy documentation prior to moving into the apartment. LESSEE is responsible for replacing personal items in the event of theft or damage. Renter's Insurance provides valuable protection if personal belongings are stolen or damaged, including laptop computers, smart phones, bicycles, game consoles, textbooks, clothing, and other personal items.

LESSEE must provide proof of insurance with a minimum coverage of \$50,000 for liability prior to occupancy. Any insurance provider is acceptable as long as the minimum liability coverage is met. For student convenience, the UNIVERSITY participates in the GradGuard college student insurance program. To review plan options and exclusions, go to www.gradguard.com, or call 1-855-234-9038. THE UNIVERSITY makes no guarantees or warranties of any kind, express or implied, with respect to GradGuard.

LESSEE Signature

Date

Primero Grove Apartment Lease
2025-2026 Lease Agreement
Occupant Addendum

Apartment #
SID:

This Occupant Addendum (“ADDENDUM”) to the 2025-26 Primero Grove Lease Agreement (“LEASE”) constitutes part of the LEASE between THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, hereinafter referred to as “the UNIVERSITY” and

hereinafter referred to as "LESSEE." The terms of this ADDENDUM are incorporated into the LEASE for all purposes.

The LESSEE agrees that:

1. The LESSEE is solely responsible for the financial obligations of the LEASE.
2. All occupants of LESSEE’s apartment and any approved guest[s] are subject to all University regulations and policies, federal, state and local laws, as well as all other terms and conditions of the LEASE. LESSEE’s occupants, guests, or LESSEE’s failure to comply with any of these rules, regulations, policies, and terms and conditions can result in the termination of the LEASE.
3. All other occupants and guests may reside in the apartment only as long as LESSEE continues to have a valid LEASE.
4. The LEASE will be terminated if LESSEE applied as a married student or student with domestic partner and LESSEE’s spouse does not move into the apartment.
5. The LEASE will be terminated if LESSEE applied as a student with children and LESSEE’s children do not move into the apartment.

LESSEE Signature

Date

Occupant Name	Relationship	DOB	Student ID