1. SCOPE: These Terms, Conditions and Regulations are incorporated by reference into the Solano Park Apartments Lease Agreement for Solano Park Apartments consisting of Parts I and II, hereinafter referred to as “the Lease”. These Terms, Conditions and Regulations apply to the specific property described and for the term specified in Part I of the Lease. The 2021-2022 Terms, Conditions and Regulations are hereinafter referred to as the “Terms, Conditions and Regulations.”

2. RENT. The TENANT shall pay the University monthly rent in the amount specified in Part I of the Lease. The first payment shall be made by the time this lease is signed and shall apply to the first month of the lease term. For each subsequent month, payment is due on the first day of the month, without demand or billing, at the Campus Cashier’s Office. For periods of occupancy less than one calendar month's duration, the rent shall be prorated for each day of occupancy. Unpaid rent becomes delinquent fifteen (15) days after the date due unless a written extension has been obtained from the Student Housing and Dining Services Accounts Office. Delinquent accounts are subject to late payment charge as specified in Part I of the Lease, which is presumed to be the amount of damage sustained by the University. Failure to pay rent may result in action being taken, including a hold on financial aid awards, future registration, and termination of the right of occupancy. TENANTs delinquent in rent three (3) or more times within the lease year may be ineligible for lease renewal.

3. USE. The apartment is to be used only as a single-family residence. The TENANT will be permitted to have up to two related adults (one related adult in a one-bedroom and two related adults in a two-bedroom) or one unrelated eligible student adult living in the apartment. When requested to do so by the University, the TENANT shall supply proof of eligibility. A maximum of three (3) related residents shall be allowed in a one-bedroom unit and a maximum of five (5) related residents shall be allowed in a two-bedroom unit. More TENANTs than allowed for under this section shall not be permissible unless TENANT has obtained advance written approval from the University. The rights of the additional adult occupants listed on the lease supersede the rights of a leaseholder to have a guest visit the apartment. The TENANT shall not keep roomers or boarders without the prior written consent of the University. The same overnight guest may not stay in Solano Park Apartments more than seven (7) cumulative nights during any academic quarter without prior written consent of the University. The TENANT may have occasional overnight and weekend guests without notice to or consent of the University.

4. UTILITIES. The University agrees to provide water and refuse disposal service. However, the University shall not be liable for failure to provide any of these services when such failure is caused by conditions beyond the control of the University. The University also agrees to provide data service (ResNet) and cable television. Gas and electrical service shall be provided by and at the expense of the TENANT.

5. DEPOSIT. The TENANT (if not renewing a lease) agrees to pay to the University a deposit as specified in Part I of the Lease upon acceptance of this lease. This deposit shall be held as a security deposit and shall be refunded upon termination or cancellation of this lease after making deductions for rent owed, late fees owed, and any amounts reasonably necessary (a) to cover repairs, damages or loss caused by the TENANT and (b) to clean the apartment beyond reasonable use and wear. In the event that the TENANT fails to occupy the apartment after accepting assignment, the TENANT understands and agrees to pay the University the sum of the deposit as specified in Part I of the Lease as liquidated damages and not as penalty for the University’s administrative costs and damages. In the event such cost for loss or damage exceed the amount of the deposit, the TENANT shall pay such additional amounts as may be required to cover the excess costs, together with any reasonable costs of collection.

6. ELIGIBILITY. The TENANT agrees that their right to occupy the premises is conditioned upon TENANT being and remaining a registered, full-time student at the University of California, Davis, during Fall, Winter and Spring quarters/semesters. If the TENANT is not a registered, full-time student during Fall, Winter, and Spring quarters/semesters, the TENANT may not remain in possession of the premises without the written approval of the University. Following at least one quarter/semester of occupancy, the TENANT is permitted to have one quarter/semester off (summer sessions excluded). Filing fee status and Planned Educational Leave are defined as unregistered student status. All occupants listed on the lease must reside in the apartment during all academic sessions (excluding summer) and the apartment address indicated on the Lease must be the verifiable primary residence address for those listed on this lease. No occupant in addition to those named on this lease is permitted unless prior written approval has been granted by the University. The TENANT shall vacate the apartment at the end of the quarter/semester in which they graduate.

7. UC DAVIS AFFILIATES. (Visiting Scholar, Researcher, Post Doc, Faculty, Staff) The TENANT understands that an exception to the eligibility requirement of Section 6 of the Terms, Conditions and Regulations has been made only on the condition that the TENANT remains affiliated with UC Davis as specified in Part I of the Lease. The TENANT acknowledges that an exception or new Lease Agreement might not be approved or offered at the end of the term of this Lease Agreement.

8. LEASE RENEWAL. The University is not required to renew this lease or to allow the TENANT to continue to occupy the premises beyond the end of the lease term. If the TENANT wishes to continue to occupy the premises, they shall respond to the University’s offer for a lease renewal in the affirmative. TENANTs delinquent in rent three (3) or more times within the lease year may be ineligible for lease renewal.

9. TERMINATION AND NOTICE. The TENANT hereby agrees that the University may terminate the TENANT’s tenancy without cause under this Agreement upon thirty (30) days written notice. The TENANT may request to terminate the Lease by submitting a lease cancellation request at least 30 days prior to the end of the quarter. Approved lease cancellations will result in the lease term ending on the “Quarter End Date” as published by the University Office of the Registrar. The University may serve the TENANT 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 TENANT fails to pay rent or other charges when due or otherwise breaches the Terms, Conditions, and Regulations of the Lease. Breaches include, but are not limited to, the following: (a) failure to maintain eligibility for Solano Park Apartments as provided in
Section 6 above, (b) failure to pay the stated rent or other charges levied, (c) TENANT’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 TENANT violates any other provision of the Lease, including the provisions contained in the Terms, Conditions and Regulations, or the Guide to Solano Park Apartments, (e) the TENANT sublets or assigns any of the rights pursuant to this lease without receiving prior written consent from the University. Notwithstanding the ability of the TENANT to submit a lease cancellation request, this Agreement is a fixed-term lease and the TENANT has no right to continue occupancy of the premises after the lease termination date as specified in Part I of the Lease.

10. ASSIGNMENT AND SUBLETTING. The TENANT agrees that the rights under this lease are not assignable either in whole or in part, and that the right of occupancy may not be granted by the TENANT to any other person without the prior written consent of the University. An assignment or lease name change is prohibited between unrelated adults. Solano Park leaseholders wishing to sublet their apartments may do so for one quarter/semester or during summer, provided they will be registered for the upcoming regular academic quarter/semester. Leaseholders are encouraged to give priority to registered UC Davis students when entering a sublease agreement.

11. NONWAIVER. It is agreed that any waiver or non-enforcement by the University of any term, condition or regulation of the Lease shall not constitute a waiver of any subsequent breach of the same or any other term, condition, or regulation of the Lease. Acceptance by the University of any rental payment shall not be deemed a waiver of any provision or breach other than the TENANT’s failure to make timely payment of the rent.

12. COMPLIANCE WITH UNIVERSITY POLICIES, FEDERAL, STATE, AND LOCAL LAWS. The TENANT agrees to comply with University Policies regarding student conduct and applicable federal, state, and local laws.

13. NOTICES AND AGENTS OF THE UNIVERSITY. Any notices to the University hereunder shall be in writing and delivered to the Agent of the University, as specified in Part II of the Lease. Any notice to the TENANT shall be in writing and may be delivered to the TENANT via the TENANT’s University email account, personally or in any manner allowed by law.

14. MISREPRESENTATION. The TENANT agrees that any false statement made on the application filed in connection with the Lease and/or on the Lease may result in termination of the Lease, at the sole option of the University.

15. CERTIFICATION. The TENANT certifies under penalty of perjury that the application filed in connection with the Lease and the statements made by the TENANT appearing herein are true and correct. The TENANT understands and agrees that the terms, conditions, and regulations herein set forth constitute a contract between the Regents of the University of California and the TENANT. The TENANT has read, understands, and agrees to be bound by all the terms, conditions, and regulations contained in the Lease.

16. RIGHT TO RELOCATE. The University reserves the right to reassign the TENANT to another apartment within the Solano Park Apartment complex, at its sole discretion.

17. DELAY IN DELIVERY OF POSSESSION. The TENANT agrees that the University will not be liable for any costs, losses, or damages suffered by the TENANT as a result of the University’s inability to deliver possession of the premises. If the University cannot deliver possession of the premises to the TENANT within three (3) business days from the date on which the term of the Lease is to commence, then the TENANT may elect to declare the Lease null and void, and any deposit and/or rent paid to the University will be refunded to the TENANT.

18. APARTMENT TRANSFER. The TENANT may request an apartment transfer that will be considered, and exceptions may be made at the discretion of Student Housing and Dining Services.

19. CONSTRUCTION, DEMOLITION, AND RENOVATION. Construction, demolition, and/or remodeling or repair of academic and residential buildings on the Davis campus in the vicinity of Student Housing and Dining Services is scheduled for the current academic year. Construction is expected to occur during normal daytime working hours, but will 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 the Lease, the Student agrees that they have been advised of said scheduled construction and demolition and the disturbances and disruptions resulting from such construction and demolition.

20. GUIDE TO SOLANO PARK. The Guide to Solano Park, incorporated by reference in Part I of the Lease, includes information about living in the Solano Park Apartments and outlines specific policies residents must comply with. Residents are expected to be familiar with the information and policies contained in the Guide to Solano Park and to understand that a violation of the Guide to Solano Park policy may be considered a breach of the Lease. The Guide to Solano Park policies are reviewed during initial lease signing and check in meetings. The following behaviors should be noted:
   a. No alcohol is permitted in public areas (i.e. grounds, laundry rooms, parking lots). Alcohol may be consumed in the community center only after an alcohol permit has been granted.
   b. Unlawful use or possession of controlled substances. Use or possession of illegal drugs is a violation of University policy.
   c. Smoking, including the use of smokeless tobacco and unregulated nicotine products, in any building or within 25 feet of designated areas. Smoking is prohibited on all University property.
   d. Possession of any explosive or hazardous material. It is a misdemeanor to possess, store, or use fireworks on University property or in Yolo/Solano County.
   e. Possession or use of weapons.
   f. Tampering with fire protection equipment or fire alarm apparatus.
   g. Unauthorized possession of a pet or animal, excluding fish in tanks no larger than 10 gallons.
21. CHILD SUPERVISION. The TENANT understands and agrees to abide by the child supervision policy as stated in The Guide to Solano Park. The TENANT further understands and agrees that failure to follow the policy may provide a basis for lease termination.

22. INVENTORY. If the premises are not in a clean condition when the TENANT assumes occupancy, the TENANT will notify the Solano Park Office in the complex within forty-eight (48) hours. Within seventy-two (72) hours after assuming occupancy of the apartment, the TENANT will complete and sign an Inventory and Inspection form and deliver it to the Solano Park Office in the complex, acknowledging receipt of the apartment in satisfactory order with any and all exceptions fully described therein. If the form is not turned in after 72 hours, the TENANT forfeits their right to claim damages and will be held accountable for assessed damages upon vacating the apartment.

23. LIABILITY. The TENANT shall indemnify, defend and hold harmless the University, its officers, agents, and employees from and against any Claims arising out of or in any way connected with the Lease, including without limitation, Claims for loss or damage to any property or for death or injury to any person or persons, but only in proportion to and to the extent that such Claims arise from the negligent or wrongful acts or omissions of the TENANT. Residents are advised to obtain renters’ insurance for coverage of personal property such as clothing, books, furnishings, bicycles, stereos, computers, etc., which are stolen or damaged. The TENANT agrees that they are responsible for any damage to the apartment or its equipment and is responsible for maintaining the apartment in a safe and sanitary manner.

24. 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. Smoking includes – inhaling, exhaling, burning, or carrying a lighted or heated product such as tobacco, marijuana, other smokable 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 UC Davis Policy and Procedure Manual 290-10, Smoke and Tobacco Free Campus.

25. PETS. The TENANT will neither keep a cat, dog or other pet in or near the premises nor encourage its presence by feeding. This prohibition will apply not only to pets of the TENANT, but also to any visitor to the apartment regardless of the length of the visit. Violations may subject the TENANT to termination of their right of occupancy. Exceptions to the no pet rule may be made for healthy, small pets, other than cats, dogs and snakes, which are permanently kept and contained in a small cage or aquarium within the apartment. The University may deny this exception should the small pet become a nuisance or health hazard to the neighbors or the University. The TENANT is liable for any damage caused by pets or containers holding pets.

26. REPAIR AND MAINTENANCE. The TENANT accepts responsibility for promptly reporting all conditions that require repair either via the computerized repair request system or to the Solano Park Office. University personnel will make repairs, paint, or make other alterations to Solano Park Apartments. Telephone, data, and cable wiring are the property of the University; telephone malfunctions must first be reported to the Solano Park Office. Routine maintenance and repairs will be made within reasonable time and during normal working hours. Emergency repairs will be carried out as soon as possible. Emergencies are those situations when failure of immediate repair would subject the TENANT 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 TENANT agrees to bear the cost of the repair of any damage to or restoration of the building, equipment or furnishing resulting from any negligent or willful act or omission of the TENANT, their spouse and children, guests or other persons for whom the TENANT is responsible. The University has sole discretion in determining the amount of damages charged to the TENANT for repairs and cleaning, provided, however that said charges will not exceed actual costs of said repairs and cleaning. Any repairs or maintenance for which the TENANT is liable will be charged to the TENANT. This charge will be paid by the TENANT upon receipt of charges. The TENANT may not undertake repairs personally or contract other persons to do so during the TENANT’s tenancy or upon the termination of the tenancy. This paragraph shall not limit the TENANT’s right to request that the University repair damage, correct deficiencies, or otherwise service the premises during the tenancy. Notwithstanding such a request, the TENANT shall be liable for any damages done to the premises or deficiencies created by the TENANT beyond normal wear and tear.

27. MAILBOXES. The TENANT agrees that mailboxes are University property and are to be used only to receive mail for the TENANT and occupants listed on the Lease. The TENANT further agrees that only University employees are authorized to pick up new mailbox keys at the US Post Office.

28. ALTERATIONS AND DECORATIONS. The TENANT will make no alterations, improvements, or additions on the premises without the prior written consent of the University. The TENANT is responsible for the cost of the removal, by University staff, of any alterations, improvements, or additions and returning the premises to its original condition. This charge will be paid by the TENANT upon receipt of charges. Screws, transparent tape and gummed picture hangers, or other items damaging to ceilings, walls, woodwork, or other parts of the building are prohibited. Pictures and other decorations may be hung with hangers of the type approved by the Solano Park Office. Floor glides on furniture are recommended to prevent damage to the floor covering.

29. UNIVERSITY-OWNED APPLIANCES. The TENANT will not remove University-owned appliances from the apartment or place University-owned appliances outdoors. Washing machines, dishwashers, refrigerators, and other such appliances not provided by the University are not permitted in the Solano Park Apartments.

30. LOCKS AND KEYS. The TENANT will not change or add any locks nor duplicate any University keys without the prior written consent of the University. All keys to University locks are to be returned at the time of vacating said apartment. The cost of any keys
not returned, as well as the costs of any subsequent lock change(s) will be paid by the TENANT. The cost of any additional keys, replacement keys, or lock changes requested by the TENANT within the period of occupancy will be paid by the TENANT within ten (10) days after notification of charges. The TENANT agrees that additional keys are to be given only to adult occupants, over the age of 18 years old and who are listed on the Lease, unless prior written consent has been given for an exception. The TENANT agrees that the mailbox key lock change fee is set by the US Postal Service and is subject to increases throughout the entire lease period.

31. HEAVY FURNITURE AND WATERBEDS. The TENANT will not use furniture exceeding the weight of fifty (50) pounds per square foot. To prevent damage to the flooring, waterbeds must be placed on a frame and must not come in direct contact with the floor.

32. STORAGE. Storage of all household or personal property will be confined to the interior of the apartment or the storage compartment if one has been assigned. Any storage placed above the assigned compartment must be clearly identified as to the owner, or it will be removed by the University. The University will not be liable for any loss resulting from such removal. Storage compartment keys will be kept free of storage. Boats, trailers or detachable tops of any sort may not be kept or stored in the Solano Park Apartment area.

33. PATIOS, BALCONIES, AND BREEZEWAYS-STORAGE. Only potted plants, outdoor furniture, small recreational items, toys and small-enclosed containers as outlined in the Guide to Solano Park may be kept on patios, balconies or breezeways. Balcony railings and stairways will be kept clear of potted plants and other items. No appliances may be placed or used anywhere outdoors. At all times, balcony gates will be unobstructed and reasonable passage (a minimum width of 24") will be possible for the full length of the balcony and breezeway for the purposes of entering and exiting during fire or other emergencies.

34. GUESTS. The TENANT assumes full responsibility for the actions and/or behaviors of any guests and/or persons listed as occupants on the Lease. Guests and all occupants listed on the Lease must abide by all University Policies and the Lease terms. Violations of lease terms and/or University Policies by guests or occupants listed on the Lease may result in the permanent removal of said guest or occupant, or the termination of the Lease.

35. MOTOR VEHICLES AND PARKING. The operation of motor vehicles on University property is subject to all applicable state and local laws as well as University Policies. The TENANT agrees to abide by the University Policies for parking on Solano Park Apartment property and to be responsible for their visitors observing the parking regulations. Motor or automobile overhaul may not be performed in or around the Solano Park Apartment facilities. No disabled vehicle may be parked in the Solano Park Apartment parking lots for more than one week without the prior written consent of the University.

36. LAUNDRY. Laundry rooms and drying courts are provided on the premises for the convenience of the residents. Clothes dryers are not permitted inside or outside apartments. Clothing or other laundry items may be dried on the balcony or patio subject to the guidelines provided in the Guide to Solano Park. The TENANT assumes responsibility for the security of their own laundry items when using the laundry and drying courts.

37. REFUSE/RECYCLING. All garbage and trash will be placed inside furnished waste containers and lids of containers will 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 Solano Park Apartments and properly disposed of by the TENANT.

38. NOTICES. Notices may be posted only on designated bulletin boards or door clips subject to University or the Solano Park Apartments approval.

39. NOISE AND DISTURBANCE. The TENANT will 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 will not permit any disturbance, noise or other activity detrimental to the premises or to the comfort of other residents. The TENANT assumes full responsibility for the actions of all occupants and guests, including their compliance with the terms of the Lease, and these Terms, Conditions and Regulations.

40. HEALTH, SAFETY AND AESTHETICS. The TENANT agrees to comply with all applicable University, federal, state, and local health and safety laws, ordinances, and regulations, including those of the University Fire Department. Use of candles is prohibited. The TENANT will keep the patios, balconies, interior breezeways, and common areas of the apartment in a clean and orderly condition. Particular attention will be given to the prevention of conditions potentially harmful to small children. The TENANT agrees to report immediately to the Solano Park Office the existence of any unsafe or unsanitary condition. 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 will be in accordance with all applicable health and safety laws, ordinances and regulations. Specific attention will be given to the policies and regulations provided by the University Fire Department. Filled wading pools will be attended by a responsible person at all times and pools will be promptly drained and removed from lawns, patios and other areas after each use. Hot barbecues may not be placed closer than ten (10) feet to any structure and must be attended by a responsible person until coals are extinguished.

41. MOLD. Mold occurs naturally in the environment. There currently exist no federal or state standards for permissible levels of mold. The TENANT is required to take steps to control the growth of mold and mildew by keeping the premises clean and well ventilated, particularly when showering, bathing, or washing dishes or clothes. The TENANT is required to promptly notify the University about the existence of water leakage, overflow in or about the premises, and visible mold or mildew.
42. PEST CONTROL:
Bed bugs: UC Davis takes a proactive approach in addressing the issue of all types of household pests, including bed bugs. It is our goal to maintain the highest quality living environment for our residents. Student Housing and Dining Services has no prior knowledge of a bed bug infestation or has professionally treated the apartment for bed bugs. Any resident who suspects they may have bedbugs in their apartment is required to notify the Solano Park Office immediately to report the problem. An inspection will be scheduled, and treatment will be done if bed bugs are present. Residents will be required to meet with the Parks Coordinator and Facilities Manager when bed bugs are confirmed in the apartment to determine the cause and review prevention measures.

Reoccurring incidents of bed bug infestation may result in charges, at the discretion of Student Housing and Dining Services, if it is determined that the infestation is due to resident negligence. Student Housing and Dining Services also reserves the right to issue a termination of the Lease. Students 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.

Residents are encouraged to report pest control problems through the Service Request process found on My.ucdavis.edu or the Student Housing and Dining Services website. Pest control issues may be reported either by the resident 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.

43. RIGHT OF ENTRY. The TENANT understands that the University may enter the apartment in the following cases: (a) in case of emergency; (b) to make necessary or agreed repairs, alterations, or improvements, supply necessary or agreed services, or exhibit the apartment to prospective or actual workers or contractors; (c) when the TENANT has abandoned or surrendered the apartment; (d) pursuant to court order; (e) or with the consent of the TENANT, eligible UC Davis student, affiliate or their related or unrelated adult occupant. Except as defined in Section 43a, 43c, and 43d, entry may be made only after giving twenty-four (24) hours written notice of the intent to enter the apartment to the TENANT. Such entry will be made during normal business hours. TENANT agrees that Permission to Enter the apartment is granted when submitting an online service request. Service requests will be performed during weekday business hours unless deemed an emergency (water, fire, smoke, personal safety).

44. ABANDONMENT, TERMINATION AND REMEDY IN DAMAGES. If the TENANT breaches the Lease and abandons the apartment without giving proper notice, or if the right to possession is terminated by the University because of the TENANT’s breach of the Lease, then the Lease terminates. Upon such termination, the University may recover such damages from the TENANT 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.

45. VACATING PROCEDURE. The Security Deposit will be returned to the TENANT within 21 days after the Notice of Termination of Occupancy and 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 Student Housing and Dining Services Office reserves the right to withhold any refund to recover outstanding Housing or University debts incurred by the TENANT, and to release any Student Housing and Dining Services credit balance to cover other outstanding Housing or University charges. Upon termination of the Lease, the TENANT agrees to surrender the premises to the University and to remove all property of the TENANT. 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 University Policy and applicable law, without any liability to the University whatsoever. Notwithstanding any of the other provisions of the Terms, Conditions and Regulations, the TENANT understands and agrees that the TENANT remains responsible for the premises, all fixtures and furniture situated therein, until all keys are returned to the Solano Park Office and notice is given that the apartment has been vacated.

46. FAILURE TO VACATE. The TENANT understands and agrees that the University may rent the apartment to new occupants effective the day following the termination of the Lease and that said new occupants may be scheduled to move into the apartment on that day. If the TENANT does not vacate the apartment on the date of termination of the Lease, then the TENANT 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.

47. COMMERCIAL ENTERPRISE. Activities of a business or commercial nature are not permitted on University property without the prior written permission of the University.

48. GROUNDS. The University maintains the apartment grounds. The TENANT, and/or other occupants will not erect fences, cultivate plants or make other changes in the grounds without the prior written consent of the University.

49. AMENDMENTS. These rules and regulations are subject to revision from time to time by the University upon sixty (60) days written notice mailed or delivered to the TENANT.

50. TAXES AND LIENS. The TENANT will pay any taxes levied against the TENANT’s possessory interest by a governmental entity. The TENANT will not cause liens of any kind to be placed against the property.

51. SEX OFFENDER INFORMATION. As required by state law, the following notice is provided:
Registered Sex Offenders Notice. ‘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
52. **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/](https://myhazards.caloes.ca.gov/). Owner/Agent’s insurance does not cover the loss of the Resident’s personal possessions and it is recommended that the Resident consider purchasing renter’s insurance and flood insurance to insure his or her possessions from loss due to fire, flood, or other risk of loss. The owner 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.**