

LICENSE FOR USE OF THE I-HOUSE FACILITIES

NOTE: This license is for one semester unless terminated earlier under the provisions of this license agreement, and financially and legally obligates the student to full payment of fees for the licensed period. Renewal of this license is not automatic. Eligibility for residency is subject to periodic review by the staff and advisory committee of the International House (I-House). The housing services described in this agreement are being offered to you under the Terms and Conditions stated herein. You can indicate your acceptance of this offer of I-House housing services by completing and signing this license and returning it to the International House.

Your signature on this license means that you have r

- a. Once accepted to stay at I-House and up to the cancellation deadline date: \$100 non-refundable reservation fee + 7% of semester payments made to date will be charged upon cancellation of license; the balance will be refunded.
- b. The financial penalties for voiding a signed license without meeting the 60-day deadline are as follows: After the deadline and up to 46 days prior to the move-in date, one-third of the total semester fees owed + Room Care Deposit will be forfeited upon cancellation of license.
- c. Forty-five days prior to move-in date and thereafter, including cancellation or termination due to resident's violation of terms, no refunds will be given.

Termination or abandonment of Agreement does not release licensee from paying any obligation due to the I-House so long as the I-House does not terminate the Agreement.

Residents may have their Agreement revoked for non-payment of a dishonored check debt. Fees will be assessed for any dishonored check, and residents are liable for balance due plus fees under Civil Code Section 1719.

If resident is either evicted or suspended, resident shall owe the full fee period of the Agreement, plus any charges for damages and cleaning.

I-House may revoke this Agreement, with as much notice as is required by applicable law for any

4. Weights and exercise equipment.
5. Animals and pets in student rooms.
6. Hot plates, microwaves, electric kettles, and similar appliances in resident rooms; cooking in resident rooms.
7. Remodeling or renovating of the room or furniture; tampering with the electrical or mechanical

size as to readily contain the disposed material. Bags shall be furnished as needed to Residents of I-House. All bags shall be clearly labeled as being infested with bed bugs prior to disposal.

Residents who are not able to fulfill their unit preparation responsibilities shall notify the I-House director at least one business day prior to the scheduled pest control operator visit for inspection or treatment. Resident shall provide a reasonable, timely alternative to meet preparation requirements.

A Resident must vacate his or her unit (a temporary space will be provided), if required by the pest control operator for treatment purposes and shall not reenter the unit until directed by the director of I-House.

If Resident does not comply with the instructions given by I-House to help eradicate the bed bug problem, they may be responsible for the full cost of any bed bug eradication related to the bed bug incidents found in the rooms.

3. **Mold:** Mold spores are present essentially everywhere and can grow in almost any moist environment. The resident acknowledges the necessity of adopting and enforcing good housekeeping practices within the premises of the I-House where areas are more vulnerable. This includes but is not limited to kitchen areas, closets, bathrooms, in and around walls.

Resident should notify the I-House director or an I-House staff member immediately should they observe, suspect or have reason to believe any mold condition exists on the I-House premises.

The I-House director or an I-House professional staff member may perform an inspection and shall contact the local mold removal company if deemed necessary.

4. **University Liability:** Residents of the I-House release any and all claims and damages and promise not to sue or initiate any lawsuit or action of any kind against SJSURF, the State of California, the Trustees of the California State University, California State University, San Jose State University and their employees, officers, directors, and agents (collectively, "University"), including without limitation those caused by SJSURF's negligence, those resulting in physical or

III. COVID-19 Preparedness

In addition to any item(s) that Licensee is required to maintain under the License Agreement, Licensee is required to procure and maintain the following healthcare supplies and personal protective equipment, such that these supplies will be accessible to Licensee while on campus and living in campus housing:

1. Hand sanitizer (at least 70% alcohol base);
2. Appropriate face coverings, as defined by state and local health authorities, and the University;
and
3. A thermometer.

IV. COVID-19 Occupancy Requirements

1. Licensee agrees to comply with the directives, policies, and orders of San José State University and the Board of Trustees of the California State University (collectively, the "University"), and state and local health authorities related to COVID-19, as may be amended from time to time

5. Failure to comply with the terms and conditions of this COVID-19 Addendum to License Agreement may result in the termination of the License Agreement, removal from Student Housing, and/or disciplinary action pursuant to CSU Executive Order 1098.

6. ARTICLE VIII: FOOD SERVICE

The International House license fee includes food service. There is no compensation for missed meals. A percentage of absence is expected in projecting the meal cost.

The I-House will offer EITHER professional chefs preparing meals onsite at I-House to offer breakfast, lunch, and dinner Monday - Thursday; and brunch and dinner on Fridays; OR a food service meal plan (Spartan Plus Plan) provided by on-campus dining services. With meal service offered onsite at I-House by professional chefs, limited Dining Dollars will be included in the meal plan.

ARTICLE IX: PAYMENT SCHEDULE

RATES: One Semester (price includes meal plan)

Fall 2023 (10 a.m. Sunday, August 13 to 6 p.m. Friday, December 15)
\$9,312.00 + \$100 Room Care Deposit + \$75 Student Activity Fee

Spring 2024 (10:00 a.m. Sunday, January 14 to 6 p.m. Wednesday, May 22)
\$9,312.00 + \$100 Room Care Deposit + \$75 Student Activity Fee

Except as otherwise set forth in this agreement, payment shall be in accordance with attachment titled "Exhibit A: Payment," which is incorporated entirely into this agreement.

Full payment is due and payable in accordance with payment schedule specified in this license. It is the responsibility of the licensee to remember payment dates.

Pay online at: <https://commerce.cashnet.com/SJSUINLHOUSE>

SIGNATURE PAGE TO FOLLOW

ARTICLE X: CONCLUSION

This is the entire agreement regarding its subject matter. It supersedes all pre-existing agreements on the matter. Modifications shall be made only by written agreement signed by both parties. The failure by either party to exercise any rights or enforce any terms under this agreement shall not be construed as a waiver of this term or any other right or term. In the event any terms are found to be invalid, all other provisions of the agreement shall continue in full force and effect. This agreement and any amendment to it may be executed in counterparts, which counterparts together shall constitute one and the same agreement. Articles IV and VI and this article shall all survive termination or expiration of this agreement.

California law shall control this agreement, and any disputes arising from it, and any document to which it is appended, without regard to conflict of law rules. Parties undertake to resolve amicably any disputes arising from the development or interpretation of this agreement. In the event that a friendly solution to a dispute is not possible, jurisdiction and venue for such disputes shall reside exclusively in state and federal courts located in the County of Santa Clara, California.

By signing below, the resident acknowledges (o e)4(x)uJr9T/F1 9.96 Tf1 0 0 1 729.31 Tm0 g95(k)-5(nm0912 0 61.. 1 912 C