

WELCOME STUDENTS OXFORD VILLAGE

Wireless

INTERNET ACCESS

and sign in process



STEP 1:

Enable wireless on your device. Some laptops have an on/off switch on the side, or a key on the keyboard to activate the wireless.

STEP 2:

Search for wireless networks in range.

STEP 3:

Select the wireless network SSID:
OxfordWiFi

BeechWiFi

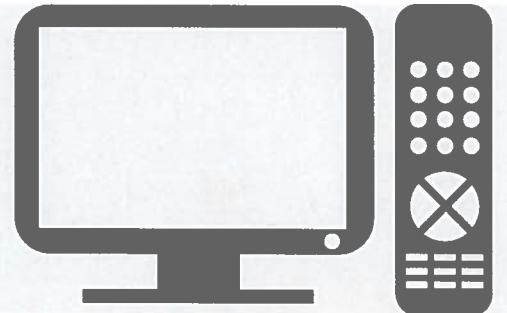
STEP 4:

Enter your WPA encryption key:
oxford1612n15

beech1612n15

Just plug in and power on your TV to receive

BASIC CABLE



STEP 1:

Connect the coax cable to the coax outlet on the wall and make sure it is plugged in securely on the back of the TV.

STEP 2:

Turn the television's power on.

STEP 3:

From the **MENU** button on your remote, arrow down and select **SETTINGS**

STEP 4:

Select **CHANNEL SETUP** or **CHANNEL SCAN** (This depends on the make and model of your TV. Please check your TV owner's manual to verify.)

Want more channels? We've got you covered!

For upgrade options, channel lineups, rate sheets and TV listings, visit Hotwire's website: gethotwired.com/oxfordvillage

If you need assistance, please call Hotwire's Customer Service: 800-355-5668



Key Acceptance Sheet

Name: _____ Apartment # _____

By signing below, I acknowledge receipt of the following items:

- | | |
|--------------------------------|---------------------------|
| (1) TV remote # _____ | Replacement Charge: \$20 |
| (1) One Swipe Card/FOB # _____ | Replacement Charge: \$10 |
| (1) One Bedroom Key | Replacement Charge: \$10 |
| (1) Mailbox Key | Replacement Charge: \$10 |
| (1) Laundry Card | Replacement Charge: \$10 |
| (1) Apartment Front Door Key | Replacement Charge: \$150 |

Important Note: If for any reason your apartment door key is lost or stolen, the lock must be changed and new keys issues. The person who lost the key will be responsible for the charges. There can be no exceptions to this policy. Be sure to take care of all your keys.

In addition, I acknowledge that all apartment and building keys must be in my possession during the terms of the lease, I will not transfer my keys to any other person or loan my keys to any other person. Violations of key possession will result in fines.

Date: _____

Resident Signature

EXHIBIT A

GENERAL RULES AND REGULATIONS

These Rules and Regulations are incorporated by reference into the Lease and are a part thereof. They are promulgated for the purpose of preserving the welfare, safety, and convenience of residents in the Apartment Community and for the purposes of making a fair distribution of services and facilities for all residents and preserving Landlord's property from abusive treatment.

1. Solicitation and/or canvassing of any kind, without the prior consent of Landlord, will not be permitted in the Premises or about the Apartment Community. Resident is requested to notify Landlord of any such activity.
2. Resident shall not hang or erect anything on the interior or exterior of the Premises or Apartment Community or place nails, hooks, etc. on interior or exterior walls or ceilings of the Premises or Apartment Community without the prior written consent of Landlord. Resident is encouraged to use good taste when decorating. Posters should be secured to walls using push pins or thumb tacks. Framed pictures or heavy wall hangings should be secured using proper picture hanging hooks that do not penetrate through the entire dry wall boards. Seek assistance from the Apartment Community maintenance staff if you have any questions. All interior and exterior doors of the Premises and Apartment Community shall remain free of nails, stickers, or any other additions to the original surface. To avoid marring the facilities, no posters or flyers are to be posted on exterior building walls, windows, or doors.
3. Fire warning devices and safety equipment are to be used only in case of emergency. The sounding of a fire alarm should be taken seriously. In the event of an alarm, Resident is to vacate the Premises immediately. Resident will be instructed by Apartment Community staff when they will be allowed to return to their Apartment. Failure to vacate your Apartment during a fire alarm will result in disciplinary action. The intentional sounding of an alarm outside of an emergency situation is a criminal offense and a material breach of the Lease. At Lease commencement, Landlord will test the smoke detectors in the Premises for proper operation and working batteries. Upon notification by Resident, Landlord will replace batteries. Tampering or altering smoke detectors will result in a fine of \$25.00. Any violation is a default under the Lease which will entitle Landlord to declare a default and pursue all remedies available to Landlord.
4. The storage or use of barbecue grills in or on any building, walkway, stairway, patio, deck or balcony in the Apartment Community is prohibited. Grills found on the Premises will be disposed of by Landlord. Community grills are available for residents only. Grills and grill area should be left clean for use by others.
5. The use of candles is prohibited in the Apartment Community.
6. The following items are prohibited in the Apartment Community:
 - a. Decals and stickers (with the exception of security ID stickers) because of damage to painted walls, windows, and other surfaces.
 - b. Darts, dart boards, and liquid-filled furniture because of potential damage to the facilities.
 - c. Dangerous substances and chemicals including, but not limited to, automobile batteries, gasoline, and acids.
 - d. Firearms, fireworks, and dangerous weapons because of the potential danger to others. This includes, but is not limited to, pistols, rifles, BB guns, paint pellet guns, billy clubs, numchucks, switchblades, explosives and dangerous chemicals.
 - e. Major appliances not otherwise provided by Landlord (such as washers, dryers, dishwashers, etc.) because of potential electrical and plumbing problems.

- f. Aerials, masts and other short wave radio transmitting equipment because of FCC interference regulations and safety precautions.
 - g. Live-cut Christmas trees because they constitute a fire hazard.
 - h. Drug paraphernalia because they are associated with the use of illegal substances.
 - i. Motorcycles, motor scooters, mopeds, or other internal combustion engines inside or adjacent to buildings.
 - j. Space heaters and other heating devices because they present a fire hazard.
7. The following small appliances are permitted: radios, televisions, irons, refrigerators not exceeding four cubic feet, and microwaves not exceeding 600 watts.
8. Resident is not permitted to have a waterbed in the Premises without written permission from Landlord (NOT APPLICABLE IN FLORIDA).
9. All radios, televisions, stereo equipment or any other appliances or items which generate noise or sound shall be turned down to a level that does not annoy or interfere with the quiet enjoyment of the other residents
10. If the Apartment is equipped with dehumidifiers, they must remain in the on position, be placed on "low," and set to "5" at all times.
11. Landlord recognizes the right of Resident to entertain friends and have guests. Resident, members of Resident's family and guests shall at all times conduct themselves in an orderly manner, and they shall not make or permit any loud or offensive conduct or otherwise disturb the comfort or quiet enjoyment of the other residents. Resident will be held responsible for the conduct of its visitors and guests; however, the privacy and right to normal use of the Premises by Resident's roommate must be respected by Resident when entertaining visitors and guests. In recognition that the Premises are primarily for Resident's occupancy relative to Resident's enrollment at the University for educational purposes, Resident may not request permission for a guest to stay in the Premises any more than four (4) times during the Lease Term. Resident's failure to observe the above requirements shall constitute a default by the Resident and entitle Landlord to exercise its rights and remedies hereunder.
12. No percussive or electronically amplified musical instruments may be played at the Apartment Community, with the exception of scheduled student activities in common areas organized by the University or the Apartment Community management or staff. Non-electronically amplified acoustic instruments may be played at the Apartment Community at a level that does not annoy or interfere with the quiet enjoyment of the other residents.
13. No incense or other odor producing items shall be used in the Premises. It is understood by Resident that offensive noises and odors are expressly prohibited.
14. Driveways, sidewalks, courts, halls, entry passages, stairs and other public areas shall not be obstructed at any time. Bicycles may not be chained to any exterior railings, trees, light poles, or any other structure. Bicycles may be removed from such areas by Landlord and a service fee in the amount of \$25.00 will be charged to the owner of the bicycle. Landlord shall not be liable for damage or loss of any bicycles.
15. Resident will not be permitted to construct lofts, waterbeds, wall partitions, or any similar structure without the written consent of the Landlord, which consent may be withheld in the sole discretion of Landlord.
16. Resident shall comply with QUIET HOURS and COURTESY HOURS in the Apartment Community as posted.
17. Resident shall comply with all rules and regulations as posted from time to time for use of the recreational areas. No guests or visitors shall be authorized in the recreational areas except when accompanied by Resident.
18. All organized parties must be planned in advance with and be approved in writing by Landlord.

19. Alcohol-related conduct which infringes upon the rights of others to a quiet, orderly living environment is not acceptable under any circumstances. Under no circumstances shall the consumption of alcohol take place or any open container of alcohol be permitted in Apartment Community except inside an apartment, and then only by persons 21 years old or older.
20. Windows and doors shall not be obstructed. The use of foil and other similar materials over windows is not permitted. Window screens must remain permanently in place to fulfill their purpose and to avoid loss. A fine in the amount of \$10.00 per day will be imposed for each offense under this provision.
21. All trash and refuse should be placed in parking lot dumpsters provided by Landlord and should not be left in the Premises or in any of the common areas, hallways, or similar places in Apartment Community. Resident SHOULD NOT deposit trash from the Premises in litter receptacles located throughout the grounds of the Apartment Community since these are intended for litter, not Apartment trash or garbage. Resident should deposit items to be recycled in the appropriately designated recycle receptacles when available. A service fee in the amount of \$25.00 per bag will be immediately due and payable by Resident for any refuse which is left outside Resident's Apartment, placed in litter receptacles, or left elsewhere in the Apartment Community.
22. It is the responsibility of the Resident to clean and maintain her/his Apartment in a sanitary and safe condition.
23. Parking is by permit only in specified areas. Possession of a parking permit does not guarantee the availability of a space. The parking fee is for rental of space, which cost is borne only by those requiring such facility. Parking in more than one space, in fire lanes, in staff spaces or spaces assigned to other residents will result in the vehicle being ticketed or towed at vehicle owner's expense. Landlord is not responsible for damage that may occur during towing. Vehicle reconditioning, repair, maintenance (including changing of oil or changing tires) is not permitted at the Apartment Community. Washing cars is not permitted unless designated at a specific time and area by Landlord. Vehicles deemed inoperable or in disrepair by Landlord may be removed at vehicle owner's cost if one day's written notice of intent to remove the vehicle is left in a conspicuous place on the vehicle.
24. Speed limit for motor vehicles at the Apartment Community is not to exceed 5 MPH. Pedestrians have the right of way.
25. If Resident is accompanied by a guest, the guest may be required to provide a valid I.D. and sign in before entry into the Apartment Community.
26. Locks may not be altered, changed or added by Resident under any circumstances. Keys and Electronic Access Cards are the property of Landlord and must be returned to Landlord at the end of Resident's occupancy. Duplication of keys is prohibited. Resident will be charged at Landlord's current key replacement rate for each key that is damaged. Resident will be charged at Landlord's current card replacement rate for each lost or damaged Electronic Access Card. Resident will be charged at Landlord's current re-keying rate to re-key the Apartment due to a lost key. Landlord may, from time to time and without prior notice, change locks on an apartment for security purposes. Residents will be instructed to exchange keys at the management office. In the event of any missing Apartment keys, the responsible resident shall pay for the lock change of the entire Apartment. A service fee in the amount of \$30.00 will be imposed for lockout services that occur afterhours.
27. No recreational or sporting games in any form are permitted in the buildings, breezeways, balconies or parking lots.
28. No storage for unwanted furniture is available. Resident shall return furniture to its original position prior to moveout. No furniture may leave the Premises at any time.
29. No furniture is to be removed from common areas or apartments. Removal of such will be considered disorderly conduct or theft and the person or persons responsible may incur charges for replacement, fines or other disciplinary actions.
30. No couches, chairs, sofas or loveseats are to be placed in the window / alcove area of the living room. Entertainment centers may be placed in the window /alcove area of the living room but must be at least 8" inches from the window.

31. The Apartment Community is a smoke free facility. Smoking is not allowed in any public areas, e.g. hallways, lounges, laundry room, or any apartment.
32. Baby-sitting is not allowed in the Apartment Community, with the exception of the children of Apartment Community residents.
33. Commercial or business activity within apartments at the Apartment Community is expressly prohibited.
34. The use, sale, or distribution of illicit drugs will not be tolerated. Residents or guests caught using, selling, possessing or soliciting drugs will be turned over to the criminal or University authority. Residents or guests caught or suspected of using drugs will face disciplinary action including the possibility of eviction.
35. Gambling is prohibited at the Apartment Community.
36. Hazing by any club, group, organization or individual is strictly forbidden by State law. Hazing includes "any act that injures, degrades, disgraces, any fellow student or person." Pledging activities at the Apartment Community are prohibited.
37. All signs, posters or other items must be approved by Landlord before they may be posted in any common area. Approved materials must be posted in approved areas.
38. Laundry facilities are for residents' use only.
39. Throwing, dropping, or hanging any and all objects from windows and balconies in Apartment Community constitutes a danger to other residents and the facilities and is expressly prohibited. Residents who throw, drop or suspend any objects, including but not limited to Frisbees, balls, paper gliders, etc., will be subject to immediate eviction.

EXCEPT AS TO FINES SPECIFICALLY SET FORTH IN THESE RULES AND REGULATIONS, LANDLORD MAY IMPOSE A FINE OF NOT MORE THAN \$100 FOR ANY VIOLATION OF THESE RULES AND REGULATIONS.

ANY VIOLATION OF THESE RULES AND REGULATIONS ALSO CONSTITUTES A DEFAULT UNDER THE LEASE AND SHALL ENTITLE THE LANDLORD TO PURSUE ALL REMEDIES AVAILABLE TO LANDLORD PURSUANT TO THE LEASE. LANDLORD'S DETERMINATION OF A VIOLATION SHALL BE FINAL.

RESIDENT ACKNOWLEDGES THAT HE OR SHE HAS READ THESE RULES AND REGULATIONS PRIOR TO EXECUTING THE LEASE. RESIDENT AGREES TO ABIDE BY THESE RULES AND REGULATIONS DURING THE TERM OF THE LEASE. RESIDENT ALSO ACKNOWLEDGES THAT LANDLORD EXPRESSLY RESERVES THE RIGHT TO PROMULGATE ADDITIONAL RULES AND REGULATIONS APPLICABLE TO THE APARTMENT COMMUNITY TO AMEND OR MODIFY ANY RULE OR REGULATION CONTAINED HEREIN AS LANDLORD FROM TIME TO TIME DETERMINES TO BE APPROPRIATE.



. Beech International Village
1520 Cecil B Moore Ave. Philadelphia, PA 19121

EXHIBIT B
ADDITIONAL RULES AND REGULATIONS

Please refer to the Good Neighbor Policy


[About Us](#)
[Programs](#)
[Student Resources](#)
[Parent Resources](#)

 Part of the [Division of Student Affairs](#)
[Diamond Awards](#)
[Memorial Awards](#)
[Good Neighbor Policy](#)
[Homecoming](#)
[Welcome Week](#)

Have a question?

Find an answer with Temple's Knowledge Base

Ask the Knowledge Base by typing

Ask your question.

Good Neighbor Policy

 Title: **Temple University Good Neighbor Policy**

Policy Number:

 Issuing Authority: **Division of Student Affairs**

 Responsible Officer: **Dean of Students**
Date Created: March 1, 2011
Date Last Amended/Reviewed: March 1, 2011
Date Scheduled for Review: March 1, 2016
Reviewing Office: Dean of Students

Scope of Policy & Rationale

The purpose of this policy is to encourage Temple University students to engage in proactive and intentional efforts to build connections and relationships with their residential community. In so doing, this policy seeks to establish basic guidelines for Temple students to be good neighbors and to conduct themselves as responsible members of the community. Ultimately, students are responsible for abiding by the Student Code of Conduct as well as all city, state and federal laws. The Student Code is not limited to conduct within the formal boundaries of the university campuses. The Code applies to conduct in the communities where you live, and will be enforced fairly and consistently. In efforts to encourage positive relationships with community members, this policy gives special attention to issues of noise, alcohol consumption, trash, and conduct. It is the university's hope and priority that students feel integrated into the rich fabric of this diverse community and make a positive contribution to it.

The guidelines set forth are consistent with the educational mission of Temple University to help students become responsible citizens who respect the rights and needs of their neighbors and cultivate positive relationships within the community.

Definitions

1. The term "policy" means the written regulations of the university as found in university documents including, but not limited to, the Student Code, Residence Life publications and agreements, the university policies web page, and Graduate/Undergraduate Bulletins
2. The term "student" includes all persons taking courses at the university, either full-time or part-time, including but not limited to:
 - Persons who withdraw after allegedly violating the Student Code;
 - Persons who are not officially enrolled for a particular term but who have a continuing relationship with the university;
 - Persons who have been notified of their acceptance to the university;
 - Persons who are living in university residence halls, although not enrolled in this institution; or
 - Persons participating in study abroad programs.
3. The term "student organization" means any number of persons who have complied with the formal requirements for university recognition.
4. The term "university" means Temple University--Of The Commonwealth System of Higher Education.

Policy Statement

Students and student organizations are expected to maintain a safe, clean, and respectable environment for the health and well being of themselves and their organization members, guests, and neighbors.

Roles and Responsibilities

Specifically students must:

Community Responsibility

1. Abide by fire, health, zoning, building and safety codes, including occupancy limits, and the City of Philadelphia's Department of Licenses and Inspections code and ordinances.
2. Dispose of litter, trash, and garbage on a regular basis in an appropriate manner. Refer to City of Philadelphia's regulations for trash disposal and be aware of your neighborhood's trash collection schedule.
3. Complete clean up within 24 hours after social functions to ensure litter and trash is removed from the neighborhood.
4. When responsible for outside maintenance under lease or rental agreements, maintain lawn and landscaping on a regular basis.
5. Foster and maintain good community relations and cooperation with neighbors and authorities.
6. Take proactive steps to manage the conduct of guests, including measures that reduce the risk of harm.
7. Take active steps to prevent damage to neighbors' property.
8. Be engaged in mediating and resolving problems or concerns with neighbors in a timely and civil manner.
9. Use elevated or amplified sound only in accordance with the City of Philadelphia Noise Ordinance.

Alcohol and Other Drugs

1. Observe state and local laws governing alcohol and drug use, including the prohibition against the sale of alcohol without a license (for example, charging a cover charge for a party where alcohol is served or charging a cup fee).
2. Abide by the university's Alcohol and Other Drug Policy.
3. Temple University Guidelines for Hosting and Managing a Safe Social Events.

Special Situations

None

Exclusions

None

Communications and Training

The Temple University Good Neighbor Policy will be disseminated with the assistance of the Temple Student Government, the Health Education office, and the University Housing and Residential Life office of Off-Campus Living. Specific educational measures are embedded in the electronic version of this policy.

Procedures

The Good Neighbor Policy reinforces and supports the principle that Temple University students and/or student organizations can be held responsible under the authority of the Student Code of Conduct for their behavior outside the defined limits of the Temple University campuses. Students and/or student organizations can be referred to the office of Student Conduct and Community Standards, under the direction of the Dean of Students and the Division of Student Affairs, for alleged violations of the Code of Conduct and the Good Neighbor Policy. Upon referral to the office of Student Conduct and Community Standards, students and/or student organizations will be subject to the standard process for student conduct referrals.

Violations of this policy may result in university sanctions ranging from community service and education to suspension or expulsion from the university. Violations of the law may result in separate and additional penalties through local and state authorities such as fines, citations, or arrest.

Notes

1. Dates of official enactment and amendments:

Adopted by the President on March 1, 2011.

2. History:

None

3. Cross References/Appendix:

City of Philadelphia's Partners for Good Housing produced by the Commissioner's Office (April 2004)

City of Philadelphia Property Maintenance Code

City of Philadelphia Ordinance: CHAPTER 10-400. NOISE AND EXCESSIVE VIBRATION

City of Philadelphia Historical Commission §14-2007. Historic Buildings, Structures, Sites, Objects and Districts.

Temple University Student Code of Conduct



Dean of Students
1755 N. 13th Street
304 Student Center
Philadelphia, PA 19122

215.204.7188 (phone)
215.204.1663 (fax)
dos@temple.edu

Make this web site talk



Copyright, Temple University
All rights reserved.
Designed and developed by
Web Communications.

ADDENDUM A
STATE SPECIFIC PROVISIONS (PENNSYLVANIA)

1. **Security Deposit.** Upon execution of this Lease, Resident shall deposit with Landlord a security deposit in the amount not to exceed two months' Rent indicated in the SOT (the "Security Deposit") as security for the full and faithful performance and observance by Resident of each and every term and covenant of this Lease, including, without limitation, the payment of Rent. The Security Deposit shall be deposited in a non-interest-bearing account at the institution indicated in the SOT. Before Resident may occupy the Premises, Landlord must have received the full amount of the Security Deposit.

The Security Deposit may not be applied by Resident as Rent, but it is a good faith deposit for Resident's faithful fulfillment of each condition in this Lease and as a contingency for payment to be applied against the costs of repairing any physical damage to the Premises caused by Resident or Resident's invitees and guests. In addition, if Resident does not fulfill the entire term of this Lease, Resident shall relinquish the Security Deposit as liquidated damages for Landlord's rental expenses even if Landlord is able to immediately re-lease the Premises for the same or more rent and even if there are no other damages. It is hereby agreed that Landlord's damages for re-leasing the Premises may be difficult to ascertain and that the Security Deposit constitutes a reasonable liquidation thereof and is intended not as a penalty, but as liquidated damages for Landlord's reletting expenses.

Upon move-in, Resident will receive an Inspection Report from Landlord. The Inspection Report shall include a comprehensive list of any existing damage to the Premises, be signed by Landlord and Resident, and shall be for Resident's permanent retention. Upon Resident's surrendering possession of the Premises at the termination of this Lease (whether due to the Lease Term ending or through Landlord's obtaining knowledge of abandonment of the Premises), the Resident and the Landlord shall jointly inspect the Premises and complete the move-out inspection portion of the Inspection Report, listing any damage done to the Premises during the Lease Term which is the basis for any charge against the Security Deposit, and the estimated dollar value of such damage. Resident shall make an appointment with Landlord prior to the termination of this Lease to jointly inspect the Premises upon move-out. If Resident fails to make such appointment, Landlord may inspect the Premises without Resident, and the move-out portion of the Inspection Report shall be binding on Resident. Resident agrees to leave all utilities on until the move-out inspection is completed, and the cost of having power or utilities turned on to make the inspection shall be borne by Resident. The Landlord and Resident shall sign the Inspection Report provided.

Landlord shall deduct from the Security Deposit sums sufficient to compensate Landlord for the following items prior to returning the Security Deposit or any portion thereof to Resident: (i) any damages sustained by Landlord as a result of Resident's non-payment of Rent or Additional Rent or non-fulfillment of the initial Lease Term or any renewal period of this Lease including Resident's failure to enter into possession, (ii) any failure to comply with the move-out procedures described in Section 5 of the Lease, (iii) any damages to the Premises in excess of normal wear and tear, (iv) any damages to the Premises due to the negligence, carelessness, accident or abuse of the Premises, (v) any unpaid bills which become a lien against the Premises due to the Resident's occupancy, (vi) any costs of re-renting the Premises after a breach of this Lease by Resident, (vii) any court costs incurred by Landlord in connection with its termination of the tenancy; and (viii) any other damages which Landlord may sustain which may then be a permitted use of the Security Deposit under the applicable laws of this State. Under no circumstances can Resident apply any portion of the Security Deposit to Rent due and owed by Resident. After deduction of the items specified in the immediately preceding sentence or elsewhere in this Lease, the balance of the Security Deposit, if any, together with a written itemized accounting of any deductions which lists the exact reasons for such deductions shall be mailed to Resident no later than thirty (30) days after the termination of this Lease or the surrender and acceptance of the Premises, whichever occurs first. Resident shall notify Landlord in writing of Resident's forwarding address in order to enable Landlord to return the statement required with respect to the Security Deposit and any appropriate return of any portion of the Security Deposit to Resident. Refunds shall be mailed to Resident at the forwarding address given to the Landlord. If Resident has not supplied Landlord with the correct forwarding address, Resident shall pay all costs incurred by Landlord in reissuing the refund check.

2. **Holding Over**

Holdover Rent: 100 per day

Resident shall promptly vacate the Premises and remove all of Resident's goods and property therefrom and shall not remain in possession of the Premises after the expiration of this Lease, whether such termination occurs by lapse of time or otherwise. After termination or expiration of this Lease, Resident shall be deemed to be a tenant at sufferance. At the expiration of the Lease Term, Landlord shall have the right consistent with Pennsylvania law to remove Resident and Resident's possessions from the Premises and take such other steps as Landlord finds appropriate to regain possession of the Premises. If Resident holds over and fails to move out on or before the date and time required under this Lease, and Landlord elects to consider Resident as a

“resident holding over”, the rent for the holdover period (the “Holdover Rent”) shall be in the amount stated above until occupancy is redelivered to Landlord. Resident shall, and does hereby, indemnify Landlord for any damages or liabilities incurred due to such holdover. Landlord may, but is not required to, extend the Lease Term for one month by delivering written notice to Resident or the Premises while Resident is still holding over. Holdover Rent shall be immediately due on a daily basis in advance. Nothing contained herein shall be construed as consent by Landlord to Resident to holdover. In Landlord's sole discretion, Landlord may offset the daily Holdover Rent from Resident's Security Deposit.

ADDENDUM C NETWORK ACCESS POLICY

All rules and regulations issued from time to time by Landlord with respect to Internet and network access shall apply to Resident's use thereof. Landlord may, at its discretion, from time to time change the service provider (the "Provider") and make changes to the network system (the "System"). Provider and Landlord want Resident to be informed of his/her rights and obligations – and those of the Provider and Landlord – in connection with Resident's use of the System and the Internet. The following policy ("Policy") is intended as a plain English guide to those rights and obligations.

1. Resident acknowledges that Provider and Landlord cannot monitor, verify, warrant or vouch for the accuracy and quality of the information that it may acquire. For this reason, Resident must exercise its best judgment in relying on information obtained from the Internet, and also should be aware that some material posted to the Internet is sexually explicit or otherwise offensive. Because neither Provider nor Landlord can monitor and censor the Internet, and will not generally attempt to do so, neither Provider nor Landlord accepts any responsibility for injury to or damages suffered by Resident that results from inaccurate, unsuitable or offensive Internet communications.

2. Resident acknowledges that Landlord does not review, edit, censor or take responsibility for any information Resident or such other users may create. When Resident and other users place information on the Internet, they have the same liability as other authors for copyright infringement, defamation and other harmful speech. Also, because the information they create is carried over the Provider's System and may reach a large number of people, including both subscribers and non-subscribers of Provider, Resident and other users' postings to the Internet may affect other users and may harm Provider's and/or Landlord's goodwill, business reputation and operations. For these reasons, Resident and other users violate this Policy when they engage in any of the following activities. Such violation by Resident constitutes a default by Resident under this Lease.
 - a. Spamming: Unsolicited, commercial mass emailing is a strongly disfavored practice among Internet users and service providers.
 - b. Copyright Violation: Violation of copyrights held by individuals and corporations or other entities can result in civil and criminal liability for the infringer, and can involve Landlord and/or Provider in litigation and possible loss of reputation.
 - c. Distribution and/or Transmission of Obscene or Indecent Speech or Materials: Violation of indecency and obscenity laws can result in criminal penalties.
 - d. Defamation: Defamatory speech distributed over the Internet can result in civil liability for the defamer and litigation against Landlord and/or Provider whose facilities were used to distribute the defamatory material.
 - e. Illegal/Unauthorized Access to Other Computer or Networks: The illegal or unauthorized accessing (often known as "hacking") of computers or networks carries potential civil and criminal penalties under both federal laws and the laws of most states.
 - f. Distribution of Internet Viruses, Worms, Trojan Horses and Other Destructive Activities: Distribution of Internet viruses, worms, Trojan horses and other destructive activities, such as hacking, can result in serious civil and/or criminal liability under federal and state law.
 - g. Export Control Violations: United States law limits the ability of persons to export certain types of encrypted software, over the Internet or otherwise, to points outside the United States.
 - h. Routers: Resident shall not use a router as it is unnecessary on the Apartment Community's network and could potentially disable service to others if installed. A resident found in violation will be charged back for any third party service fees incurred in removing such resident's router from the Apartment Community's network.
 - i. Computers: Resident acknowledges that the Apartment Community is not responsible for personal devices. Resident understands that all personal equipment must be virus free and have up-to-date software to function properly on the Apartment Community's network.

- j. **Other Activities:** Such other activities, whether lawful or unlawful, that Provider and/or Landlord may determine, and so notify Resident, to be harmful to the System or to its or their respective subscribers, residents, operations or reputation, including any activities that restrict or inhibit any other users from using and enjoying the services or the Internet.

- 3. Resident acknowledges that the Apartment Community collects user-submitted account information such as name and email address to identify users and send notifications related to residential issues. Email addresses will never be sold to anyone, and they will not be used for spam or any other purpose outside of the Apartment Community. Furthermore, Resident grants permission for Landlord to send Resident text, phone messages, letter correspondence and emails regarding resident events, roommate matching and any other issues pertaining to his or her lease and residency at the Apartment Community.



Beech International Village
1520 Cecil B Moore Ave. Philadelphia, PA 19121

ADDENDUM E
UTILITIES

If the Apartment is separately metered for electricity, Resident and the other occupants of the Apartment shall pay the utility directly for electricity. Landlord will pay all charges for gas, water, sewer, cable television extended-basic channels, wired and wireless internet service (to the extent available at the Premises), and if the Apartment is not separately metered for electricity, electricity used in the Apartment during the Lease Term, subject to the utility allowances set forth in the SOT ("Utility Allowance"). Resident and the other residents of the Apartment must pay and provide required deposits for all other utilities and local and long distance telephone service. Resident and the other residents of the Apartment will be billed and pay those utilities directly to the appropriate utility company during the Lease Term. If any such costs are paid by Landlord, Resident must reimburse Landlord, and that amount is payable by Resident to Landlord as additional Rent. Resident and roommates are jointly and severally liable for payment of utilities not paid by Landlord.

For each one month period in which the total charges for electricity in the Apartment exceed the Utility Allowance for electricity, Resident shall immediately reimburse Landlord, as additional Rent, Resident's pro rata portion of such excess utility charges. For each one month period in which the total charges for water and sewer exceed the Utility Allowance for water, Resident shall immediately reimburse Landlord, as additional Rent, Resident's pro rata portion of such excess utility charges. Landlord agrees to bill Resident on or about the 10th of the month following the end of each one month billing period for the amount due from Resident, which billed amount shall be paid by Resident on the first of the following month. Landlord further agrees to make available utility and governmental bills and all calculations used to determine Resident's pro-rata share of such charges in Landlord's office on the same day the bills are mailed to Resident and for seven days thereafter. The Resident's share will be computed as follows: The total water/sewer bills and the total electricity bills paid by the Landlord during the previous month for the said Apartment will be divided by the number of leased bedrooms in the Apartment. In the event Landlord shall disconnect any of the services provided hereunder to Resident, Resident shall pay a Utility Reconnection Fee in the amount as indicated in the SOT, plus all applicable taxes for any reconnection of services. Such amount shall be due as Additional Rent and due and payable in full together with any applicable late charges prior to reconnection of services.

ADDENDUM F
BED BUG ADDENDUM

Resident acknowledges that Landlord has inspected the Apartment and is aware of no bedbug infestation. Resident warrants that all furnishings and personal property that will be moved into the Apartment are free of bedbugs.

_____(Resident Initials)

Resident hereby agrees to prevent and control possible infestation by adhering to the following responsibilities, and Resident further agrees to the following obligations:

1. Resident will always check for hitch-hiking bedbugs. If you stay in a hotel or another home, you will inspect your clothing, luggage, shoes and personal belongings for signs of bedbugs before re-entering your Apartment. You will check backpacks, shoes and clothing after using public transportation or visiting theaters. After guests visit, you will inspect beds, bedding and upholstered furniture for signs of bedbug infestation.
2. Resident shall report any problems immediately to Landlord. Even a few bedbugs can rapidly multiply to create a major infestation that can spread to other units.
3. Resident shall cooperate with pest control efforts. If your Apartment or a neighbor's Apartment is infested, a pest management professional may be called in to eradicate the problem. Your unit must be properly prepared for treatment. Resident must comply with recommendations and requests from the pest control specialist prior to professional treatment, including but not limited to the following:
 - a. Wash all machine-washable bedding, draperies, rugs, towels and clothing on the hottest water temperature and dry on the highest heat setting. Take other items to the dry cleaner, making sure to inform the dry cleaner that the items are infested with bedbugs. Discard any items that cannot be decontaminated.
 - b. Heavily infested mattresses are not salvageable and must be sealed in plastic and disposed of properly.
 - c. Empty dressers, night stands and closets. Remove all items from floors; bag all clothing, shoes, boxes, toys, etc. Bag and tightly seal washable and non-washable items separately. Used bags must be disposed of properly.
 - d. Vacuum all floors, including inside of closets. Vacuum all furniture, including inside of drawers.
 - e. Vacuum mattresses and box springs. Carefully remove vacuum bags, sealing them tightly in plastic and discard properly.
 - f. Move furniture toward the center of the room so that technicians can easily treat carpet edges where bed bugs congregate, as well as walls and furniture surfaces. Be sure to leave easy access to closets.
4. If Resident or Resident's family members, occupants, social guests, or invitees are responsible for causing or introducing bed bugs into the Apartment, Resident shall be in default of the Lease, subject to eviction, and shall be liable for all rent, damages, cleaning and pest control fees, and other charges related to treatment and eradication of bed bugs. If Landlord must move other residents out of their apartments in order to treat adjoining or neighboring apartments, then Resident shall be liable for payment of any lost rental income and other expenses incurred by Landlord to relocate the other residents and perform pest control treatment to eradicate an infestation in other apartments. To this end, Resident agrees to indemnify and hold the Landlord harmless from any actions, claims, losses, damages and expenses including but not limited to attorneys' fees that Landlord may incur as a result of the negligence of Resident(s) or any guest occupying or using the Apartment or the breach of this Addendum.
5. Resident acknowledges that Landlord shall not be liable for any loss of personal property to Resident as a result of an infestation of bedbugs. Resident agrees to have personal property insurance to cover such losses.

6. Any default under this Addendum by Resident shall entitle Landlord to pursue all rights and remedies available under this Addendum, the Lease, or applicable law including, but not limited to, terminating Resident's right to possession of the Apartment for material non-compliance. The following will be considered default of the Lease and Addendum:

- a. Any misrepresentation by Resident in this Addendum.
- b. Failure to promptly notify Landlord of the presence of bedbugs.
- d. Failure to adequately prepare for treatment in the sole discretion of the pest control professional.
- e. Refusal to allow Landlord to inspect the Apartment.
- f. Failure of Resident to have personal property insurance to cover damage or losses to Landlord's furniture.
- g. Any action that prevents treatment of the Apartment or potentially exacerbates the bedbug infestation.

7. To the extent that the terms of this Addendum are inconsistent with the terms of the Lease, the terms of this Addendum shall control.