

SUNNYSIDE APARTMENTS

LEASE AGREEMENT GRADUATE HOUSING

This is a legal document – please read it carefully

I hereby contract with Sunnyside Apartments, a department of The University of Utah, to lease the apartment unit indicated below.

I agree to pay rent and fees monthly in the amount indicated at <https://apartments.utah.edu/apartment-info/rates.php> (as updated from time to time), in advance, on or before the first calendar day of the month. I understand that my account will be considered delinquent if I have not paid it in full on or before the first day of the month. If my account is not paid in full by 9:00PM on the 7th calendar day of each month, Sunnyside Apartments will assess a late fee in the amount indicated at <https://apartments.utah.edu/apartment-info/rates.php> (as updated from time to time), and I hereby agree to pay it. If I am employed by the University of Utah and fail to pay my account in full within thirty (30) days of the due date, I agree that Sunnyside Apartments may have the amount due withheld from my paycheck. The amount due may include, but is not limited to: past due rent, court costs, late fees, or cleaning and damage fees.

I hereby acknowledge and agree that this Lease Agreement is for the lease term indicated below and may be cancelled by Sunnyside Apartments in the event of my breach of the terms of this Lease or the terms of the Resident Handbook – Graduate Housing incorporated herein (see below). I will have fifteen days from Sunnyside Apartments providing me written notice of breach to cure such breach and remain in the apartment, subject to the terms of this Lease. If I do not cure such breach, I must vacate the apartment immediately following the fifteen-day cure period.

I acknowledge and understand that I am responsible for paying rent for the duration of the lease term listed below, except in cases as outlined in the [Termination of Lease Agreement](#) policy found in the Resident Handbook–Graduate Housing.

I hereby acknowledge that the Sunnyside Apartments' Resident Handbook – Graduate Housing can be found online at <https://apartments.utah.edu/resident-handbook/single-grad.php>. I also acknowledge that the policies contained in the Resident Handbook-Graduate Housing and the rules and regulations of The University of Utah are incorporated into and are part of this Lease Agreement. Sunnyside Apartments and the University of Utah have the right to make changes to this Lease Agreement, the Resident Handbook-Graduate Housing, or other policies and regulations by giving thirty (30) days written notice. I will be held responsible for compliance with said changes.

The Family Educational Rights and Privacy Act (FERPA) is a federal law that protects the privacy of student education records. The act forbids the University from releasing personal identifiable student educational records or files, or personal information contained in those files without the student's written consent, except in specific situations. I give Sunnyside Apartments permission to release information regarding my student eligibility and housing rental account to all residents signed on a Rental Agreement for this unit.

I understand that Sunnyside Apartments uses email for official communication and it is my responsibility to provide and update my email address with Sunnyside Apartments.

Knowingly furnishing false information is an offense under the University's Student Conduct Code with sanctions as serious as expulsion from the University. I understand that when I sign this contract it becomes a legally binding contract.

Resident's Signature

University ID Number

Date

Print Name

Apartment Address: 2051 E. Sunnyside Ave. Apt# _____ Salt Lake City, UT 84108

Beginning of Lease Term: _____

End of Lease Term: June 30, 2026

Sunnyside Apartments Representative

Date