



Housing and Residence Life Handbook

Mission

Housing and Residence Life at Carolina Christian College provides a safe inclusive community-oriented environment that supports academic excellence, fosters personal growth, and champions the well-being of residents through collaboration to ensure their success at Carolina and beyond.

Meal Plan

The meal plan is optional. Requests to participate in the meal plan must be made prior to the start of the first class. Plans cannot be canceled after drop/add. Plans canceled during drop add are prorated based on days in attendance. No refunds are issued after the drop/add period.

Roommate Bill of Rights

Being a roommate and having a roommate can be one of the most important experiences for a residential student. How residents approach this new experience, what they put into it, what they expect from it, and what they learn from it are equally important steps in determining the success of any roommate relationship.

The Roommate Bill of Rights reveals what roommates can reasonably expect from one another.

- You have the RIGHT to a safe and secure environment.
- You have the RIGHT to a reasonably peaceful and quiet space to sleep and study.
- You have the RIGHT to the proportionate use of your room and common areas that are free of unwanted guests.
- You have the RIGHT to confront another person's behavior when it infringes on your rights.
- You have the RIGHT to know what appropriate behavior in your living environment is.
- You have the RIGHT to the assistance of a CCC staff member and a Coach.



All beds are regular twin-sized beds. Students must provide their own mattress pad.

Resident Assistants

Resident assistants are not available. However, the coach of the designated team will assign a hall captain to be responsible for assisting students with their transition to Carolina and providing support and resources to the campus ethos.

Halls

Carolina Christian College provides housing for up to 20 students located between Centurion Hall and Young Hall. Both locations are approximately half a mile away from the administrative building. Housing is first-come-first-serve. Rooms consist of single, double, triple, and quadruple occupancy.

Costs

New students must secure housing for the upcoming year with a \$300 non-refundable deposit. Returning students must secure their housing in March with a \$150 non-refundable deposit. See the website for the current cost of housing.

Summer Housing

The administration will determine if any summer housing is available prior to the 2nd session of the spring term. Fees will be determined based on days of living on campus.

Immunizations/Health

Under the North Carolina Health and Human Services Code, the College is not required to receive student immunization records. Students have the option to sign up for the telehealth system provided by the College.

	Policy #: SS-027-20 Effective Date: 2/19/2020 Department: Student Services
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TITLE: Student Housing Policies

Policy & Procedures

Introduction

This policy is designed to be inclusive of all housing rules and regulations either on campus or off campus for all students.

Disability accommodation will be addressed by a case-by-case approach. All students will receive accommodation based on the institution's budget. The College will work with students and parents to determine the best plan of action to serve the students in regard to housing.

Students living in any housing sponsored by the College are under the Student Honor Code of Conduct. Students are also under a semesterly contract and allowed to stay in housing during a semester. Summer housing is available based on clearance from the Dean of Students at a rate of half of the current fee for that Hall. Violation of the Honor Code or any Policy will result in automatic dismissal from housing immediately, within 14 days without return of funds (summer, fall, or spring term).

CCC-sponsored on-campus housing includes Wi-Fi and an optional meal plan.

Students can cancel their housing contract during the first 2-weeks of a session, and charges will include days lived in housing, a \$200 cancellation fee, and a \$75 cleaning fee. The deposit is returned in full if the contract is canceled before the first day of a session. No cancellations or refunds after the first 2 weeks of a term. Housing deposit is non-refundable for any reason and is applied to charges related to housing.

Goals

The goal is to bring unity among students in a collaborative environment to promote spiritual growth under the guidance of the coaching staff.

Eligibility Requirements

Only full-time students (fall and spring) are allowed to reside in any CCC-sponsored housing. All residents are required to sign a housing contract that states the College is not responsible for any personal items of students. The resident cannot hold the College financially liable for any item lost or stolen, and the College has the authority to enter any housing unit and communicate with housing owners.

Process

Alcohol – The possession and consumption of alcohol is a privilege provided to those of legal age living within the United States. However, possession and consumption by CCC students of any age is a violation of the Honor Code and its ethos of Christian values. Any behavior deemed disruptive that interferes with the rights of students living in housing due to alcohol consumption will lead to disciplinary action. Underage drinking is subject to disciplinary action, which includes up to dismissal from the College.

Appliances – Large household appliances are provided by the College. Any issues with the functioning of a large appliance should be reported to the Facility Manager and/or the completion of a work order. Small household appliances are not covered by the College, and the College is not held responsible for any loss or damage to small appliances.

Damages – It is the responsibility of the student to pay for the replacement or repair of damaged property within student-sponsored housing. Damages that occur in an individual room will be split evenly among roommates. Damages that occur in a common area will be split evenly between all residents. Charges may also be incurred for not cleaning the room properly, failure to return the room to its original condition upon departure, or failure to return keys. Damage fees are based on the repair cost. Other fees are disclosed in the Fee Schedule.

Fire and Safety Equipment - In the interest of safety for all residents, fire and safety equipment must be operable at all times. Tampering with fire and safety equipment is a statutory violation.

Therefore, the following acts are prohibited:

- Tampering with or playing with fire extinguishers, smoke detectors, and other emergency equipment.
- Tampering or pulling a fire alarm under false pretenses.
- Rendering a smoke detector inoperative
- Obstructing stairwells with furniture, debris, and other materials.

Any student found tampering or causing an issue with fire safety and equipment will be charged a replacement fee and be subject to disciplinary actions as outlined in the student/athletic handbook.

Restricted items: The following are prohibited because of their serious potential as fire hazards and can lead to dismissal from housing based on the severity of the action and the Honor Code:

- Open flames such as candles, incense, smoking, the burning of any materials, or other flame-emitting items.
- Use or possession of fireworks or firecrackers.
- Extension cords (only power strips with built-in circuit breakers are allowed in the halls)
- Personal grills
- Flammable Liquids (and other hazardous chemicals)
- Portable electric heaters
- Lava lamps, halogen lamps, and all lamps with paper shades. Never cover any light with any material that prevents the free flow of air around the bulb.
- Extreme care should be taken with appliances such as curling irons, hair dryers, and irons. Do not leave these items on when not in use, or place them next to flammable areas, such as on the carpet or on beds.
- Large gatherings. Private gatherings held in student rooms/apartments must be confined to that specific room or apartment. The Dean of Students reserves the right to determine if the occupancy of the room/apartment for private gatherings exceeds the amount that would be considered in violation of fire and safety regulations.

Fire, Health, and Safety Inspections – The Dean of Students/Coaches will conduct inspections periodically per semester to determine any violations. Residents will have up to 24 hours to correct unsafe or potentially hazardous conditions.

Keys – In the interest of safety and security, residents are prohibited from giving their house key or lock code to anyone else to use. Keys are not to be duplicated under any circumstances. It is the responsibility of residents to report and pay for the replacement of any lost or stolen key. If the lock code is changed during a term, no fee is assessed unless it occurs more than 3 times within the term.

Maintenance - The College strives to provide the best living environment for all students. Students are expected to maintain his/her room and common area in good condition, report any damage or concern to the Dean of Students, and pay for damage to CCC property created by the resident. Major maintenance projects occur during the winter break and summer months. Students should remove all personal materials during the summer but can leave personal items during the winter break.

Motorized Vehicle and Traffic Rules and Regulations - Motorcycles, mopeds, golf carts, other motorized vehicles, or parts of a motorized vehicle may not be stored in the residence at any time, including the period between semesters. In addition, only currently enrolled students' vehicles can be parked on campus or at sponsored housing for longer than 72 hours. A towing fee will be charged to the student if a vehicle is parked on campus and not moved in 72 hours. A vehicle left unattended at campus housing will be towed at the end of the semester at the expense of the student. Only parking in designated areas is allowed. No parking in the grass or any way that would cause a hazard or damage to the landscaping. If this should happen, the student's car will be towed at the student's expense.

Pets – No pets are allowed in CCC-sponsored housing. Any violation is automatic grounds for dismissal, and a \$200 pet cleaning fee will be assessed for any violations. Students with authorized service animals are allowed to bring their service animal with proper documentation but will be assessed a \$200 pet cleaning fee each semester.

Quiet Hours: Sunday through Thursday: 11:00 pm to 9:00 am
 Friday and Saturday: Midnight to 10:00 am

During these hours, students are expected to refrain from excessive noise and other disruptive activities.

Guests – You are responsible for the conduct of your guests, regardless of who they are, when they are present in housing. If you intend to have visitors or guests in the residence, be aware that you may be subject to disciplinary action because of their behavior. Additionally, any CCC staff member reserves the right to ask any non-resident to leave the residence. If a student or guest is asked to leave the residence, he/she will not be able to return without the Dean of Students' approval. Hosting guests is considered a privilege. A student's right takes priority over any resident's ability to host a guest. A student's request for any guest to leave at any time must be honored. The safety and security of a comfortable environment could be compromised if unwanted guests are present. Guests must be escorted at all times. Violation of guest protocol is subject to disciplinary action under the Honor Code. Visitation is different from cohabitation, and the College distinguishes the difference by more than a 2-night stay within a 45-day period.

Room – All residents are responsible for items placed in their rooms. The College does not assume any financial responsibility for items lost, stolen, or damaged.
No subletting of rooms is allowed.

Smoking – CCC is a smoke-free campus, which includes any type of tobacco products, e-cigarettes, or illegal drugs. Violation of the College smoking policy is subject to disciplinary action under the Honor Code.

Solicitation – No solicitation is allowed on any sponsored campus residence.

Sports within the Buildings - In the interest of personal safety and out of respect for the residents, sports of any nature are not permitted in the hallways, bathrooms, or other common areas of the residence. This includes throwing any objects from or at a residence hall. Examples of prohibited items include footballs, basketballs, Frisbees, squirt guns and water pistols, Nerf guns, and slingshots. Riding skateboards, including longboards, is prohibited inside buildings.

Vandalism - It is not acceptable to deface, damage, or destroy property, including but not limited to personal property, bulletin boards, lounge areas, bathroom facilities, and other common areas. If a student is found vandalizing any school property is automatically dismissed and required to move out of housing in 48 hours.

Weapons - No weapons of any kind are permitted in any CCC-sponsored housing. Residents who bring anything deemed to be a weapon into a residence are subject to disciplinary action, including suspension of their housing contract and dismissal from the College.

Administrative Process

Abandoned Property - Belongings left in one's room/hall, or within common areas of the residence halls, after the contract period ends or the contract is canceled are classified as abandoned property. The College then reserves the right to dispose of all abandoned property at the student's expense.

Communications from the College - You are responsible for checking your CCC e-mail account frequently. This is the official communication form of the College for official business. Failure to check this college-issued communication site does not exempt you from any information delivered to it.

Emergency Procedures/Inclement Weather – If a student remains in housing during a storm, the Head Coach and/or Dean of Students will provide safety instructions for residents, which could include sanctuary at the President's home. Text alerts are disseminated to students with emergency procedures. Students are responsible for updating the College with a current cell phone number.

Mail – Students are allowed to receive mail at any residence; however, CCC housing is not considered a permanent residence for any student.

Move Out/Move In – The official move-in date for new incoming students is the Friday before a session begins. However, other students who receive acceptance letters late will be approved for a move-in date set by the Dean of Students. The moving-out date for any non-returning student is the Saturday after classes end. Students returning the following term must vacate the residence on the Saturday after classes end and can return a week before the new term if all fees are paid. Residents returning can leave items in their rooms with the understanding that maintenance will occur at this

time during the winter break, but they must be removed during the summer months. Any key not returned will incur a \$5 key replacement fee.

Furniture - All furniture assigned to student rooms, apartments, and public areas must remain in their appropriate locations. The removal of College furniture from student rooms and/or public areas is prohibited. Residents are responsible for the proper care of College furniture and will be charged for any damage, repairs, and replacement costs at move-out (full cost for replacement). All furniture belonging to residents must be removed from the residence before checkout time if the student is not returning. Any furniture left will be subject to removal at the resident's expense.

Roommates – Students are allowed to room with CCC students of their choice if a room is available. When a room or apartment is not full, the College has the right to add room assignments.

Room Personalization - We encourage you to use your creativity and ingenuity to make your room as comfortable as possible. Below are guidelines for room personalization to keep maintenance problems to a minimum and/or to save you money at checkout time by avoiding unnecessary charges resulting from damage to the room.

- No physical alterations are to be made to any part of the building, move, or relocate the fixtures, switches, outlets, closet or cabinet doors, fixed dressers, beds, desks, or any other fixed items in the room or building.
- Nails may not be driven into the walls.
- Contact paper is not to be used.



Move-in Checklist

Dorm Room Organization and Storage

- Bedside lamp
- Alarm clock/clock radio
- Mini trash can
- Storage bins
- Under-the-bed storage trays
- Fan

- Dry-erase wall calendar/board
- Drawer Liners
- Window coverings (Flame retardant only)

College Linens and Laundry Supplies

- Sheets and pillowcases (2 sets. Twin beds are regular. Single rooms have either a full-size bed or twin)
- Towels (3 each of bath, hand, and face)
- Pillows (2)
- Mattress pad
- Foam Topper
- Blankets (2)
- Comforter/bedspread
- Clothes hangers
- Laundry bag/basket
- Laundry detergent, fabric softener, and stain remover

Electronics and Technology for First-Year Students

- Laptop (printer is optional School has a computer lab where you can print)
- Portable speakers (if you want to play music from a laptop/MP3 player)
- Surge protector (With on/off switch)
- 3-2 prong adapters
- Headphones
- Camera
- Cell phone
- Charging cords

Toiletries, Beauty, and Hygiene

- Antacid
- Aspirin or other pain relievers
- Vitamins
- Antidiarrheal medicine
- Adhesive bandages, antibiotic ointment
- Athletic wraps
- Cough drops
- Shower caddy
- Shower shoes (flip-flops)
- Shampoo and conditioner
- Hairstyling products
- Bath and face soap
- Travel soap container(s)
- Toothpaste and toothbrush
- Dental floss
- Comb/brush
- Tweezers

- Nail clippers
- Hair dryer/straightener/curling iron
- Razor and shaving cream
- Lotion and/or facial moisturizer
- Cotton swabs
- Feminine hygiene products
- Contact lens supplies

Household and Kitchen Items

- Paper towels
- Trash bags
- Lightbulbs
- All-purpose cleaner
- Broom/Dustpan
- Plastic storage bags
- Food-storage containers
- Dish soap
- Wet wipes
- Tissues
- Bowl, plate, and cup
- Coffee mug
- Water bottle
- Silverware
- Can/bottle opener

Prohibited Items

- Incense, Candles, Oil Lamps (Lit or unlit)
- Traditional Plug-In Air Fresheners
- Cinder Blocks
- Electrical Appliances w/ exposed heating elements (Toasters, coffee maker with a hot plate)
- Resident-Owned Air Conditioners
- Cut Trees or Dead Plants
- Pets of any kind
- Halogen Lamps and Bulbs
- Black Lights and Black Light Bulbs Spider Lamps (i.e., lamps with more than one bulb per electrical outlet)
- Antennas (e.g., television, satellite, radio, etc...)
- Projectiles or Projectile Propelling Devices
- Waterbeds
- Resident Owned Furniture or Wall-mounted televisions
- Weapons
- Non-flame-retardant curtains (e.g., window, room dividers, or bed privacy)
- Power strips **without** on/off switch and internal overcurrent protection (Extension Cords, Multi-Plug Adapters)
- Hookahs

- Vaporizers and E-Cigarettes
- Motorized Vehicles (Hoverboards, Electric Skateboards, Electric Scooters)
- Wax Melter
- Lava Lamps
- Kitchen Knives
- Charcoal for grilling
- Lighter fluid for refillable lighters
- Alcohol, Tobacco, drug-related products, or paraphernalia.

Residence House Rules

1. The house shall be respected and kept in order at all times.
2. Each member of this house shall be treated with respect at all times.
3. The honor code of Carolina Christian College shall be upheld at all times.
4. We win when we have a winner's attitude and demonstrate this in how we live.

The following rules are considered LEVEL 2 violations. The breaking of these rules will result in immediate eviction from the house and possible dismissal from the athletic program and Carolina Christian College.

1. The use of any controlled substance, including alcohol, tobacco, e-cigarettes, and vapes, are prohibited inside the house or anywhere on the property. If you are caught using, having, associated with, or having evidence of controlled substances, including alcohol, you will be dismissed.
2. Willful destruction of college property, whether interior or exterior, will result in you being charged the cost of repairs and dismissal.
3. No unauthorized individuals are allowed to sleep, reside, or take residence on College property without prior approval of the administration. If any student releases codes or keys to any unauthorized individual, the result will be dismissal.
4. No weapons of any kind are permitted on the property or the student's person, including guns, pellet guns, paintball guns, knives, stun guns, mace, sticks, batons, or anything else that is classified as a weapon. The result will be immediate dismissal.
5. Fighting, disruptive behavior, parties, or disturbing the peace in the community will result in immediate dismissal.
6. Disrespectful language, actions, or electronic communication to fellow students, staff, or Faculty may result in dismissal.
7. Students are responsible for tenant damages and repairs, beyond usual wear, which will be billed to the student account.
8. Students are responsible for taking trash and recycling weekly.
9. All housing issues, including leaks, HVAC, or electrical, should be reported only to the administration.
10. The College is not responsible for any loss or stolen property, and the students utilize the residence hall at their own risk.
11. No pets allowed. if a pet is found in the residence hall, a fee will be assessed and the student must vacate the residence hall immediately.

The following rules are considered LEVEL 1 violations. The breaking of these rules will result in one warning, followed by immediate eviction from the house and possible dismissal from the athletic program and Carolina Christian College.

1. The house shall be kept neat and orderly at all times. Clothing, dishes, food, and trash should be in their proper place. The Administration reserves the right to enter premises without notice for inspection. If a warning is issued, the students will have one week to correct the violation. ALL students assigned to a room are responsible for its cleanliness.
2. Use of water and power will be done economically. If there is profuse use of utilities the result is charges applied to all residents.
3. Vehicles shall be properly parked, registered, and licensed. No parking in the grass or on the street. No unauthorized vehicles shall be left overnight on College property.
4. No alteration or repairs shall be made to any appliance, structure, equipment, or any other part of the house without prior approval by the Administration.
5. All school-related mail that may come to the house shall be immediately surrendered to the Administration unopened and unaltered.
6. If you should move out or return home for the holidays, your room should be left in order and clean.

The administration reserves the right to change, alter, or amend these rules without notice, and they will be enforceable upon publication.

Please sign that you have read, understand, and will abide by these rules.

Signature: _____

Date: _____

Print Name: _____



Dorm ROOM LEASE AGREEMENT

- I. This is a legally binding agreement. It is intended to promote household harmony by clarifying the expectations and responsibilities of Carolina Christian College, the Principal Tenant (landlord), and the Tenant (student). The term "Landlord" refers to Carolina Christian College. The Landlord shall provide a copy of this executed (signed) document to the Tenant (student), as required by law.
- II. **THE PARTIES.** This Residential Lease Agreement ("Agreement") made _____, 2025 is between **Landlord:** Carolina Christian College with a mailing address of 4209 Indiana Avenue, City of Winston-Salem, State of North Carolina, Zip 27105 ("Landlord"), **AND** Tenant: _____ ("Tenant"). Landlord and Tenant are each referred to herein as a "Party" and, collectively, as the "Parties." NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual promises and agreements contained herein, the Tenant agrees to lease the Premises from the Landlord under the following terms and conditions:
- III. **LEASE TYPE.** This Agreement shall be considered a **Fixed Lease** and is for one one-semester term (fall, spring, and summer) if the student is enrolled within the current term as a full-time student. The Tenant shall be allowed to occupy the Premises starting on _____, 2025, and end on _____, 2025 ("Lease Term"). At the end of the lease term, if no renewal is made, the tenant must vacate the premises by the date provided by Carolina Christian College. Carolina Christian College may cancel or change the terms of this agreement upon thirty (30) days' WRITTEN notice. The notice period may be lengthened or shortened by a WRITTEN agreement, but no less than 7 days for **OCCUPANT(S)**. The Premises are to be occupied strictly as a residential dwelling. Only tenants with a signed lease agreement are permitted to enter and stay overnight on the premises.
- IV. **THE PROPERTY** The Landlord agrees to lease the described property below to the Tenant.
- a.) Mailing Address: Choose an item. City of Winston-Salem, State of North Carolina.
- b.) Residence Type:
- 1) Centurion Hall: ____ Room Occupancy ____
 - 2) Young Hall: ____ Room Occupancy ____
 - 3) Tyson Hall: ____ Room Occupancy ____
 - 4) Anderson Hall: ____ Room Occupancy ____

The aforementioned property shall be leased wholly by the Tenants ("Premises").

- V. **PURPOSE.** The Tenant and Occupant(s) may only use the Premises as a residential dwelling.
- VI. **FURNISHINGS.** The Premises are to be furnished with the following items: bed and dresser (clothing storage unit).
- VII. **APPLIANCES.** The Landlord shall provide the following appliances: washer, dryer, range, refrigerator, and dishwasher.
- VIII. **RENT.** The Tenant shall pay the Landlord, per semester, \$_____ ("Rent"). The Rent shall be due prior to the start of the term with a guaranteed source of payment unless a payment plan has been approved. Payment plan installments are due by the 1st day of each month during the term. _____.
- IX. **Household Rules:**
- Cleaning – All tenants are expected to clean up after themselves. They are expected to help maintain common areas and keep the residence clean and free from dirt, trash, etc. Trash cans must be pulled out weekly for city pick-up, and recycling cans shall be set out bi-monthly for city pick-up.
 - Kitchen use – all residents are allowed access to the kitchen and appliances.
 - Overnight guests - Residents must request permission for overnight guests in writing at least 48 hours in advance from Dr. Tyrone Tyson.
 - Use of washer, dryer, and appliances - all residents are permitted to use the appliances provided in the house and must maintain their cleanliness and ensure they are operating as expected. If an appliance is damaged or stops working, residents are expected to notify Dr. Tyrone Tyson by phone as soon as possible.
 - Use of common areas – all residents are permitted to use the common areas and must help to maintain the cleanliness of all common areas.
 - Bedroom assignment – residents will be assigned a room with a bed upon signing this lease. Residents are NOT permitted to change rooms or beds without written notification from Dr. Tyrone Tyson.
 - NO pets are permitted in the residence at any time. If a resident brings a pet into the residence, they will be evicted immediately and charged \$200.
 - NO alcohol, tobacco products, e-cigarettes, or illegal drugs are permitted in the residence or on the property at any time. Possession or use of the aforementioned will result in eviction from the residence and possible eviction from the college. See the athletic handbook for a complete list of contraband.
 - No loud music (noise) in the residence or on the property after 9:00 pm.
 - Students must adhere to the honor code and Student Handbook.

Conflict Resolution:

Each housemate will strive to develop mutual cooperation with all other housemates. Should disagreements arise, each shall try to resolve the dispute in good faith using clear communication. If disputes continue thereafter, the housemates agree to the following methods of conflict resolution:

- Decision by household majority vote

- Decision by Owner
- Binding mediation by the Dean of Students

If any student engages in a physical altercation, they will immediately be removed from housing with no refund of payments received.

Privacy:

As required by law, the landlord may enter the tenant's room for the following reasons: (a) in case of emergency; (b) to make necessary or agreed-upon repairs, decorations, or improvements, supply necessary or agreed-upon services, or exhibit the dwelling unit to prospective or actual purchasers, mortgagees, tenants, workers, or contractors; (c) when the tenant has abandoned or surrendered the premises; (d) according to court order; or (e) to check for contrabands. The landlord is not required to give the tenant advance notice of intent to enter and may enter as needed.

Housing Deposit:

Room Security: Due prior to admission deadline - Amount \$ _____ - Housing not guaranteed (first come; first served)

The deposit is non-refundable, even if the student does not enroll.

The room security deposit may be used to repair damage for which the tenant is responsible (beyond normal wear and tear), for cleaning, or for paying unpaid rent or utilities. The landlord and the tenant shall conduct a pre-move-out inspection of the rental BEFORE the tenant moves out, at which time the landlord shall inform the tenant of needed repairs and/or cleaning in WRITING. The tenant shall have the right to make any repairs identified at the pre-move-out inspection at his or her expense before the move-out date without deduction from the security deposit. Within 30 days after the tenant moves out, the landlord shall return the deposit to the tenant less any deductions, if any, the landlord is entitled to under this agreement. If any deductions are made, the landlord shall provide the tenant with a written, itemized statement of expenses and receipts for cleaning or repairs for which deductions were made from the deposit upon written request by the tenant.

- X. **NON-SUFFICIENT FUNDS (NSF CHECKS).** If the Tenant pays the Rent with a check that is not honored due to insufficient funds (NSF) there shall be a fee of \$ 50 per incident.
- XI. **LATE FEE.** If Rent is not paid on the Due Date, there shall be a penalty of \$ 50 due. Rent is considered late when it has not been paid within 5 days (s) after the Due Date.
- XII. **PRORATION PERIOD.** There is no proration period. The Tenant shall not take possession of the Premises before the Lease Term, nor will they stay in the premises past the end of the lease term.
- XIII. **ROOM SECURITY DEPOSIT.** As part of this Agreement, the Landlord requires a payment in the amount of \$ 300 for the faithful performance of the Tenant under the terms and conditions of this Agreement. Payment of the Room Security Deposit is required by the Tenant upon the execution of this Agreement. The Room Security Deposit is non-

refundable and is used only to secure a room and bed in campus housing. This Room Security Deposit shall be credited towards the student's outstanding housing cost. Students who do not enroll will not receive a refund of the deposit.

- XIV. **MOVE-IN INSPECTION.** Before, at the time of the Tenant accepting possession, or shortly thereafter, the Landlord and Tenant agree to inspect the Premises and write any present damages or needed repairs on a move-in checklist.
- XV. **PARKING.** The Landlord does not provide a designated parking space for the Tenant.
- XVI. **SALE OF PROPERTY.** If the Premises are sold, the Tenant is to be notified of the new Owner, and if there is a new Manager, their contact details for repairs and maintenance shall be forwarded. If the Premises is conveyed to another party, the new owner has the right to terminate this Agreement by providing 30 days' notice to the Tenant.
- XVII. **UTILITIES.** The Landlord shall provide the following utilities and services to the Tenant: electricity, internet, water, and sewage. Any other utilities or services not mentioned will be the responsibility of the Tenant.
- XVIII. **EARLY TERMINATION.** The Landlord shall have the right to terminate this Agreement at any time by providing at least 30 days' written notice to the Tenant. **The tenant shall not have the right to terminate this Agreement.**
- XIX. **SMOKING POLICY.** NO Smoking is permitted on the premises and in Common Areas.
- XX. **PETS.** The Tenant: Shall NOT have the right to have pets on the Premises or in the common areas.
- XXI. **WATERBEDS.** The Tenant shall NOT have the right to use a waterbed on the Premises.
- XXII. **NOTICES.** Any notice to be sent by the Landlord or the Tenant to each other shall use the following addresses: Landlord's / Agent's Address: 4209 Indiana Avenue, Winston-Salem, NC 27105. Tenant's Mailing Address: Choose an item..
- XXIII. **AGENT/MANAGER.** The Landlord does have a manager. The landlord's representative, Maurice Crocker, can be contacted for any maintenance or repair at Telephone (336) 391-5341 OR E-Mail maurice.crosker@carolina.edu
- XXIV. **POSSESSION.** The tenant has examined the condition of the Premises and, by taking possession, acknowledges that they have accepted the Premises in good order and in its current condition except as herein otherwise stated. Failure of the Landlord to deliver possession of the Premises at the start of the Lease Term to the Tenant shall terminate this Agreement at the option of the Tenant. Furthermore, under such failure to deliver possession by the Landlord, if the Tenant cancels this Agreement, the Room Security Deposit shall not be returned to the Tenant.
- XXV. **ACCESS.** Upon the beginning of the start of the Lease Term, the Landlord agrees to give access to the Tenant in the form of keys, fobs, cards, or any type of keyless security entry as needed to enter the common areas and the Premises. Duplicate copies of the access provided may only be authorized under the consent of the Landlord, and if any replacements are needed, the Landlord may provide them for a fee. At the end of this Agreement, all access provided to the Tenant shall be returned to the Landlord or a fee will be charged to the Tenant.
- XXVI. **SUBLETTING.** The Tenant shall not be able to sublet the Premises.

XXVII. ABANDONMENT. If the Tenant vacates or abandons the Premises for a time period that is the minimum set by State law or fourteen (14) days, whichever is less, the Landlord shall have the right to terminate this Agreement immediately and remove all belongings, including any personal property off of the Premises. If the Tenant vacates or abandons the Premises, the Landlord shall immediately have the right to terminate this Agreement.

XXVIII. ASSIGNMENT. The Tenant shall not assign this Lease.

XXIX. RIGHT OF ENTRY. The Landlord shall have the right to enter the Premises in order for inspection, to ensure no infractions of CCC rules and regulations, to make necessary repairs, alterations, or improvements, and to supply services as agreed or for any reasonable purpose. The Landlord may exhibit the Premises to prospective purchasers, mortgagees, or lessees upon reasonable notice.

XXX. MAINTENANCE, REPAIRS, OR ALTERATIONS. The Tenant shall, at their own expense and at all times, maintain premises in a clean and sanitary manner, which includes the discarding of trash by appropriate city sanctions and process, and shall surrender the same at termination hereof, in as good condition as received, normal wear and tear excepted. The Tenant may not make any alterations to the leased premises. The Landlord shall be responsible for repairs to the interior and exterior of the building. If the Premises includes a washer, dryer, freezer, dehumidifier unit, and/or air conditioning unit, the Landlord makes no warranty as to the repair or replacement of units if one or all shall fail to operate. The Landlord will place fresh batteries in all battery-operated smoke detectors when the Tenant moves into the premises. After the initial placement of the fresh batteries, it is the responsibility of the Tenant to replace the batteries when needed. A monthly " cursory" inspection may be required for all fire extinguishers to make sure they are fully charged.

XXXI. NOISE/WASTE. The Tenant agrees not to commit waste on the premises, maintain, or permit to be maintained, a nuisance thereon, or use, or permit the premises to be used, in an unlawful manner. The Tenant further agrees to abide by all local, county, and State noise ordinances.

XXXII. GUESTS. There shall be no other persons living on the Premises other than the Tenant and any Occupant(s) who have a signed lease agreement with Carolina Christian College. Guests of the Tenant are allowed for periods not lasting for more than a few hours unless otherwise approved by the Landlord in writing.

XXXIII. COMPLIANCE WITH LAW. The Tenant agrees that during the term of the Agreement, to promptly comply with any present and future laws, ordinances, orders, rules, regulations, and requirements of the Federal, State, County, City, and Municipal government or any of their departments, bureaus, boards, commissions and officials thereof with respect to the premises, or the use or occupancy thereof, whether said compliance shall be ordered or directed to or against the Tenant, the Landlord, or both.

XXXIV. DEFAULT. If the Tenant fails to comply with any of the financial or material provisions of this Agreement, or of any present rules and regulations or any that may be hereafter prescribed by the Landlord, or materially fails to comply with any duties imposed on the Tenant by statute or State laws, within the period after delivery of written notice by the Landlord specifying the non-compliance and indicating the intention of the

Landlord to terminate the Agreement by reason thereof, the Landlord may terminate this Agreement. If the Tenant fails to pay rent when due and the default continues for the period specified in the written notice thereafter, the Landlord may, at their option, declare the entire balance (compiling all months applicable to this Agreement) of rent payable hereunder to be immediately due and payable and may exercise any rights and remedies available to the Landlord at law or in equity and may immediately terminate this Agreement. The Tenant will be in default if: (a) Tenant does not pay rent or other amounts that are owed; (b) Tenant, their guests, or the Occupant(s) violate this Agreement, rules, or fire, safety, health, or criminal laws, regardless of whether arrest or conviction occurs; (c) Tenant abandons the Premises; (d) Tenant gives incorrect or false information in the admission application; (e) Tenant or any Occupant(s) is arrested, convicted, or given deferred adjudication for a criminal offense involving actual or potential physical harm to a person, or involving possession, manufacture, or delivery of a controlled substance, marijuana, or drug paraphernalia under state statute; (f) any illegal drugs or paraphernalia are found in the Premises or on the person of the Tenant, guests, or Occupant(s) while on the Premises and/or; (g) as otherwise allowed by law.

XXXV. MULTIPLE TENANT OR OCCUPANT(S). Each individual who is considered a Tenant is jointly and individually liable for all of this Agreement's obligations, including but not limited to rent monies. If any Tenant, guest, or Occupant(s) violates this Agreement, the Tenant is considered to have violated this Agreement. Landlord's requests and notices to the Tenant or any of the Occupant(s) of legal age constitute notice to the Tenant. Notices and requests from the Tenant or any one of the Occupant(s) (including repair requests and entry permissions) constitute notice from the Tenant. In eviction suits, the Tenant is considered the agent of the premises for the service of process.

XXXVI. DISPUTES. If a dispute arises during or after the term of this Agreement between the Landlord and Tenant, they shall agree to negotiate amongst themselves, in "good faith", before any litigation.

XXXVII. SEVERABILITY. If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities, or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

XXXVIII. SURRENDER OF PREMISES. The Tenant has surrendered the Premises when (a) the move-out date has passed, and no one is living in the Premises within the Landlord's reasonable judgment, or (b) Access to the Premises has been turned in to the Landlord – whichever comes first. Upon the expiration of the term hereof, the Tenant shall surrender the Premises in better or equal condition than it was at the commencement of this Agreement, reasonable use, wear, and tear thereof, and damages by the elements excepted.

XXXIX. RETALIATION. The Landlord is prohibited from making any type of retaliatory acts against the Tenant, including but not limited to restricting access to the Premises, decreasing or canceling services or utilities, failing to repair appliances or fixtures, or any other type of act that could be considered unjustified.

- XL. WAIVER.** A Waiver by the Landlord for a breach of any covenant or duty by the Tenant under this Agreement is not a waiver for a breach of any other covenant or duty by the Tenant, or of any subsequent breach of the same covenant or duty. No provision of this Agreement shall be considered waived unless such a waiver shall be expressed in writing as a formal amendment to this Agreement and executed and signed by the Tenant and Landlord.
- XLI. EQUAL HOUSING.** If the Tenant possesses any mental or physical impairment, the Landlord shall provide reasonable modifications to the Premises unless the modifications would be too difficult or expensive for the Landlord to provide. Any impairment(s) of the Tenant are encouraged to be provided and presented to the Landlord in writing to seek the most appropriate route for providing the modifications to the Premises. No service animals or emotional support animals are allowed.
- XLII. HAZARDOUS MATERIALS.** The Tenant agrees not to possess any type of personal property that could be considered a fire hazard, such as a substance having flammable or explosive characteristics on the Premises. Items that are prohibited from being brought into the Premises, other than for everyday cooking or the need of an appliance, include but are not limited to gas (compressed), gasoline, fuel, propane, kerosene, motor oil, fireworks, or any other related content in the form of a liquid, solid, or gas.
- XLIII. INDEMNIFICATION.** The Landlord shall not be liable for any damage or injury to the Tenant, or any other person, or to any property, occurring on the Premises, or any part thereof, or in common areas thereof, and the Tenant agrees to hold the Landlord harmless from any claims or damages unless caused solely by the Landlord's negligence. It is recommended that renter's insurance be purchased at the Tenant's expense.
- XLIV. COVENANTS.** The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, and assigns of the parties hereto, and all covenants are to be construed as conditions of this Agreement.
- XLV. PREMISES DEEMED UNINHABITABLE.** If the Premises is deemed uninhabitable due to damage beyond reasonable repair, the Tenant will be able to terminate this Agreement by written notice to the Landlord. If said damage was due to the negligence of the Tenant, the Tenant shall be liable to the Landlord for all repairs and for the loss of income due to restoring the Premises back to a livable condition in addition to any other losses that can be proven by the Landlord.
- XLVI. LEAD PAINT.** (check one) ☐ - The Premises were built before 1978, and there is an attachment titled the 'Lead-Based Paint Disclosure' that must be initialed and signed by the Landlord and Tenant. X - The Premises were not built before 1978.
- XLVII. GOVERNING LAW.** This Agreement is to be governed under the laws located in the State where the Premises is located.
- XLVIII. ADDITIONAL TERMS AND CONDITIONS.** _____ See athletic handbook, student handbook, and college catalog for additional rights, responsibilities, and rules.
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- XLIX. ENTIRE AGREEMENT.** This Agreement contains all the terms agreed to by the parties relating to its subject matter, including any attachments or addenda. This Agreement

replaces all previous discussions, understandings, and oral agreements. The Landlord and Tenant agree to the terms and conditions and shall be bound until the end of the Lease Term.

DATE

Landlord Signature		
Print Landlord Name		
Tennant Signature		
Print Tenant Name		

AMOUNT (\$) DUE AT SIGNING

Room Deposit (non-refundable)	\$
Semester Rent	\$
Additional Fees	\$
Total Amount	\$