

SPRING/SUMMER APPLICATION FORM
MARTIN LUTHER HOUSE

Name _____ Age _____ Sex F / M
Present Address _____ Phone _____
_____ Postal Code _____
E-mail Address _____
Home Address _____ Phone _____
_____ Postal Code _____
Year in University _____ Faculty and/or Program _____

REFERENCES:

Reference #1 _____ Phone _____
How this person knows you: _____

Reference #2 _____ Phone _____
How this person knows you: _____

To Complete this Application: Following this application form you will find the SPRING/SUMMER RESIDENTIAL TENANCY AGREEMENT that you will sign if you are accepted into the residence. *You should read all of this agreement carefully before applying.*

Please return this completed application to:
Lutheran Campus Ministry
169E HUB Chaplains' Centre
University of Alberta
Edmonton, AB T6G 2E1

or e-mail:
richard.reimer@ualberta.ca

SPRING/SUMMER RESIDENTIAL TENANCY AGREEMENT

MARTIN LUTHER HOUSE

Mission Statement:

Martin Luther House in Edmonton seeks to foster supportive, Christian community for students engaged in studies or employment during the Spring and Summer terms.

This mission implies responsibilities and expectations on the part of both the resident(s) at Martin Luther House (the House) and Lutheran Campus Ministry-Edmonton (LCM-E). This agreement outlines these responsibilities and expectations. Any concern not addressed in this agreement will be addressed with respect to the purpose stated above.

This agreement is made on the _____ day of _____ 20____, between:

The Landlord: **AND**
Lutheran Campus Ministry
169E HUB Chaplains' Centre
University of Alberta
Edmonton, AB T6G 2E1
(780) 492-4513

The Resident: _____

The Tenancy created by this agreement is governed by the RESIDENTIAL TENANCIES ACT, and if there is a conflict between this agreement and the Act, the Act prevails.

1. Residential Premises:

- LCM-E agrees to rent to up to five residents the main floor and second storey, including a personal room for each resident, at: 10941-88 Avenue, Edmonton, AB T6G 0Y9 (Ph.: 780-439-4146).

2. Fixed Term of Tenancy:

- Beginning on the 1st day of (circle month) May / June / July, 20____, and ending on the last day of (circle month) May / June / July / August, 20____.

3. Rent:

- Rent is due and payable on the 1st day of each month, beginning on the 1st day of (circle month(s)) May / June / July / August, 20____.
- Each resident will pay rent of: \$530/month.
- Rent cheques must be payable to "Lutheran Campus Ministry-Edmonton," and will be collected by the Resident Property Manager.
- Utilities included in the rent are: power, water, heat, internet & cable TV.

4. Appliances and Furnishings:

- LCM-E will supply and maintain the following during the tenancy, the cost of which is included in the rent: refrigerator, stove, dishwasher, washer, dryer, and microwave, to be shared by all residents; and a bed, desk, dresser, bookshelf, and end table in each resident's personal room. (Each resident must supply his or her own bed linens.)

5. Security Deposit:

- Each resident has paid to LCM-E a security deposit of one month's rent, i.e., \$530. LCM-E will hold the security deposit paid by each resident in trust until the resident moves out. When moving out, residents are expected to leave the House clean, tidy, and in good repair. All personal belongings shall be removed. Costs incurred by LCM-E for cleaning and/or repairing damage done by the resident will be recovered from the security deposit. The remaining amount plus accrued interest will be refunded.

6. Insurance

- Each resident is responsible to insure his or her own property against damage or loss.

7. Maintenance & Safety:

A. Lutheran Campus Ministry-Edmonton's Responsibilities:

- LCM-E will maintain the House in a reasonable condition for the well being of the residents.
- LCM-E will address any maintenance issues as soon as possible.
- LCM-E will bear the cost of all repairs, except in the case of negligence of the residents.
- LCM-E will respect the privacy of the residents and will not enter their personal rooms uninvited without giving at least 24-hour written notice, except in case of emergencies.

B. Residents' Responsibilities:

- Residents will maintain the House and its grounds in a tidy condition.
- Residents will dispose of all garbage and recyclables from the premises in a proper manner.
- Residents will bring any necessary repairs to the attention of the LCM-E Property Manager immediately.
- Residents will only use small nails and picture hooks to hang pictures in the premises.
- Residents will not do any structural alterations, furniture removal, painting, papering or re-decorating with the prior consent of LCM-E.

8. Building Rules and Regulations:

- Smoking and drug-use are not permitted in the House.
- Excessive noise disturbing the comfort of other tenants or neighbours and parties involving drunkenness (e.g., 'keggers') and/or causing a public disturbance in the House or on its grounds will not be tolerated.
- Possession or use of firearms, fireworks, any type of gun or other form of weapon or explosive is not permitted in the House.
- Pets are not permitted in the House.
- Guests are permitted only for short-term stays, up to a maximum of three days, and only by the agreement of all the residents. Residents must not leave guests in charge of the premises.

9. Community Expectations:

A. Code of Behaviour

It is expected that residents shall:

- Respect the law.
- Interact with each other in a way that preserves the dignity of each individual.
- Respect the diversity of the student population.
- Behave in a manner that fosters an equitable, welcoming environment in the House.

B. Commitment to Lutheran Campus Ministry-Edmonton:

- All residents will meet together with the LCM-E Pastor and the Property Manager for orientation at the beginning of their residency. Residents are encouraged to meet weekly thereafter for supper and fellowship, and to discuss any problems that may arise within the Spring/Summer Residential Community.

C. Residents' Commitment to One Another:

- Residents will care about and show concern for other residents as members of a community. At the same time, the space and privacy of each resident will be respected by each of the other residents.
- All residents will share in the general cleaning of the House and the maintenance of its grounds. Housework consists of cleaning common areas (i.e., kitchen, dining room, living room, main floor bathroom, hallways, and back and front entrances) and includes disposal of garbage and recyclables.
- All residents will be consulted before a party is planned at the House.
- Residents will try to resolve conflicts by first talking with each other. If they cannot reach a resolution, they will ask the LCM-E Pastor to mediate their conflict.

10. Indication of Agreement

- By signing this section, the resident and LCM-E commit themselves to this agreement.

Name of Tenant (please print)

Signature

Date

Name of Council Member (please print)

Signature

Date

Any resident unable to fulfill this agreement, or whose continued residency is no longer deemed to be in the best interests of the community, will be asked to withdraw from the House. This decision shall be made by the LCM-E Council, with input from the community.