**The Tenant must**

* Keep the rental unit clean (including toilets, sinks, and baths) and as safe as conditions permit;
* Dispose of trash and garbage in a clean and safe manner;
* Pay the rent as promised and otherwise comply with the lease;
* Not damage (or knowingly let anyone else damage or remove any part of the property;
* Comply with any duties imposed by local building and housing codes;
* Replace batteries in smoke detectors and carbon monoxide detectors as needed and tell the landlord if a detector needs to be repaired; and
* Leave the unit clean at the end of the lease and in as good condition as when you moved in, except for reasonable wear and tear.

**Communal Areas and Property.**

Communal areas and property includes, but is not limited to, living room, dining room, hallways, baths, utility rooms, laundries, kitchens, porches, patio, and related area spaces.

(a) Communal areas are reserved for the use of all residents; therefore, no resident may remove items from these spaces for their personal use. Landlord is not responsible for abandoned property.

(b) Residents are responsible for the care of communal property and should report any damages. In areas where the Landlord has determined that there is abuse or destruction of property and the responsible individual(s) cannot be identified, all residents may be held responsible for paying a prorated portion of repair and/or replacement costs.

**Room/Apartment.**

(a) The resident is responsible for the condition of the assigned space and may be required to reimburse the University for all damage to the space and damage to or loss of fixtures, furnishings or properties furnished under the contract.

(b) The resident is responsible for reporting all maintenance issues to the Housing Facilities Office by calling 864-656-5450 or by submitting an online maintenance request via the University Housing & Dining website or Housing Portal.

(c) No alterations may be made to the area or furnishings provided by the University (including, but not limited to, painting, mounting TV’s, etc.).

(d) All furniture, in each room/apartment at the time of move in, must remain for the duration of residency. Residents may not remove, store or trade furnishings from their assigned space. Additional furnishings brought into the room/apartment by the resident(s) must be freestanding and clear of all existing furniture, fixtures and walls.

(e) When occupancy is terminated, residents must follow proper check-out procedures as outlined in the Housing Rules and Regulations. Residents vacating housing without following this procedure may be charged a fee for failing to check out properly, plus the cost of replacement or repairs resulting 2017-18 Clemson University Housing Contract & Addendum for Fraternity & Sorority Housing 6 from any damages inflicted during occupancy. Egregious damages may result in referral to the Office of Community and Ethical Standards. Failure to return the room key at checkout may result in lock change charges