



EPISCOPAL CAMPUS MINISTRY

1329 EAST 19TH STREET
EUGENE, OREGON 97403
Email: uochaplain@comcast.net

LIVING AGREEMENT

This agreement is made and entered into by and between **EPISCOPAL CAMPUS MINISTRY**

(hereinafter referred to as **ECM**), landlord; and _____, tenant.

That for and in consideration of the monthly rent payment of **\$350.00**, and the performance of the landlord's covenant, tenant does hereby rent living space at the EPISCOPAL CAMPUS MINISTRY HOUSE, located at 1329 East 19th Street, Eugene, Lane County, Oregon 97403.

This rental period **begins on** _____, **and terminates on** _____.

First month's rent and a refundable \$100.00 cleaning/damage deposit is due upon acceptance of this contract. Monthly rent is to be paid by the 5th day of each month. If rent is not received by the 10th day of the month, a late fee of \$50 will be added to that month's rent and the resident's rental contract can be terminated and the \$100 deposit forfeited. Checks/money orders are the preferred means of payment and are to be made payable to "Episcopal Campus Ministry."

COVENANTS

Episcopal Campus Ministry (ECM) agrees:

- To provide a private bedroom. Residents share bathrooms, a kitchen, a TV room, a living room and a dining room. Utilities are covered by the rent and include electricity, heat, water, laundry facilities; high-speed internet (currently Comcast), and garbage/recycling.
- To provide household items, including: toilet paper, paper towels, napkins, cleaning supplies, and light bulbs.
- To maintain house structural components in good repair, keep common areas reasonably safe from defects, and maintain electrical, water, sewer service to the house, as well as kitchen and laundry appliances in reasonable working order.

Tenant agrees:

To comply with the purpose of this Episcopal Campus Ministry House, which is to provide Christian worship, education, and fellowship within an Anglican/Episcopal context. Residents of ECM House support this ministry through their presence and involvement with the campus community. This includes but is not limited to required attendance and participation in weekly worship services, cleanliness of common spaces, and adherence to the policies below, which are designed to build a respectful, engaged Christian community.

Tenant further agrees:

_____ **Community Living Expectations**

- Participation and attendance at the weekly worship service and community dinner held at ECM House and at designated residents meetings are **required** of each house resident.
- Quiet hours for residents and guests are to be observed between midnight and 8am.
- Each tenant is responsible for his/her household obligations, including immediate care of soiled dishes, completion of assigned housekeeping duties, and the maintenance of common areas.
- If in possession of a car that will be parked at the ECM, tenant is responsible for obtaining a City of Eugene Parking permit, unless otherwise arranged with the Chaplain.
- No guest may stay longer than one (1) night. Exceptions may be granted by unanimous approval of house residents and the Chaplain at least one week prior to the guest's arrival. All guests are expected to sleep in tenant's room and are not allowed to park on the premises. The resident host assumes responsibility for the guest's conduct.
- Candles, incense, and other fire related objects may not be used on the premises without the unanimous consent of the residents and the Chaplain.

_____ **Safety Guidelines**

- Dogs, cats or other pets that would occupy common space are not to be kept on the premises.
- Beverages containing alcohol may only be possessed or consumed on the premises by residents and guests who are over 21 years of age; and in a manner consistent with the Christian principles of ECM House. Persons under the age of 21 years may not possess or consume alcohol on the premises of ECM. In accordance with Oregon statutes, persons under 21 years may consume alcohol within the sacramental context of the Eucharist only.
- Unlawful possession or use of any controlled substance by any person on ECM property is forbidden.
- Possession of firearms by any person on ECM property is forbidden.

_____ **Contractual Guidelines**

- Tenant must be a full time student enrolled at the University of Oregon, Lane Community College, or Northwest Christian University. Any exceptions will be considered on a case by case basis.
- It is understood that general property insurance maintained by ECM **does not** cover any personal property of the tenant.
- Tenant may not let/sublet the whole or any part of this premises.
- Tenant is responsible for removing personal property upon vacating the premises; and shall leave his/her room clean and in good repair. Property left for more than 30 days may be disposed of at the discretion of the landlord. The \$100 damage/cleaning deposit will be refunded if the tenant's room is clean and property has not been damaged or destroyed.
- If the tenant terminates this contract prior to its stated ending date, the cleaning/damage deposit may be forfeited to ECM.
- Actions by the tenant that endanger the safety, welfare, and general well-being of the ECM House, other residents, guests, participants or property, may result in the **immediate** termination of this agreement. That termination will be the sole decision of the landlord.

Violation of any of the terms of this contract may lead to its termination and resident's removal from the premises.

This living agreement between the tenant, _____ and **Episcopal Campus**

Ministry, has been entered into and signed in acknowledgment on this _____.

Tenant

Chaplain/Landlord