

ORLANDO AREA STUDENT INTERN SOCIETY
P.O. Box 1551 ORLANDO, FL 32802
PHONE 407/237-3057 FAX 407/237-3058

HOUSING APPLICATION FORM

Mr./Ms. _____

Date of Birth: _____ SS# _____ EMAIL _____

Phone# _____ Cell Phone# _____

Address _____ Apt _____

City _____ State _____ Zip _____

College/University _____

Year 1 2 3 4 5 Graduate Professional Law Medical

University Intern Coordinator / Recruiter: _____

Coordinator / Recruiter Phone # _____

Major Course of Study: _____

Emergency Contact: _____ Phone # _____

Two Professional References (not family) with address, phone and email:

1. _____

2. _____

Internship Organization / Employer: _____

Phone and Supervisor: _____

Semester: (please initial)

_____ Winter/Spring	January 1st through April 26th	(4 month rental)
_____ Winter/Spring	January 1st through May 26th	(5 month rental)
_____ Summer	May 1st through August 26th	(4 month rental)
_____ Summer	June 1st through August 26th	(3 month rental)
_____ Fall	September 1st through December 24th	(4 month rental)

Orlando Area Student Intern Society Residential Life and Housing Services License Agreement

Orlando Area Student Intern Society (OASIS) enters into this Housing License Agreement (hereinafter "license agreement") with student/intern (hereinafter "student/intern"). *This license agreement becomes effective as of the date when the OASIS office receives the application and deposit to reserve a space.*

1. **GENERAL:** The purpose of this license agreement is to establish certain financial and other relationships between OASIS and students/interns/young professionals occupying OASIS properties. This document shall constitute an agreement and be deemed a lease, but not create or transfer interest of a lien on real estate. OASIS reserves the right to terminate the license agreement at its discretion. The relationship between OASIS and all tenants shall be subject to the terms and conditions in this license agreement.
2. **ASSIGNMENT OF SPACE:** Student/Intern has a right of occupancy in and access to a space in the assigned OASIS property; shared use of common facilities in the property in which the space is located; and use of (1) bed, (1) dresser, (1) armoire/closet to be furnished by OASIS. The space assignment, with its predetermined rate, will be made later by OASIS in accordance with paragraph 3, and will be set forth by letter or email to be furnished to each student/intern which will become a part of, and be deemed incorporated in this license agreement. The terms of this license agreement will be shown on the assignment (letter/email) as specified above. The term will be a period of time covered by the Winter/Spring, Summer or Fall semesters, and subject to all other terms of this license agreement.
3. **SPACE ASSIGNMENT:** OASIS RESERVES ALL RIGHTS CONCERNING ASSIGNMENT, REASSIGNMENT AND ANY ADJUSTMENT IN ACCOMMODATIONS IT MAY CONSIDER NECESSARY. Student/Intern may move into their designated spaces on the date specified by OASIS. OASIS reserves the right to consolidate student/intern spaces as it sees fit. Consolidation refers to reassignment of students/interns without roommates together, to create more assignment options. OASIS offers single, double (2 persons) and triple (3 persons) occupancy rooms at predetermined rental rates.
4. **CANCELLATION:** Any student/intern who wishes to cancel this license agreement must do so by written notice (received by OASIS), not later than 30 days prior to the semester start date. If notice of cancellation is received less than 30 days prior to the semester start date (regardless of students/interns application date) the semester rental payment will be assessed in full, regardless if the space was actually moved into.
5. **WITHDRAWAL FROM HOUSING:** Any student/intern that requires a dismissal from the housing program for personal reasons (death in family, serious injury, etc.) and expects a refund does so at the discretion of the OASIS management. All requests must be submitted in writing with supportive documentation. Refunds will be based on the OASIS programs ability to re-rent the space for the remaining period of the license agreement.
6. **TERMINATION:** The license agreement may be terminated in the following manner:
 - A. **Disciplinary Actions:** If a student/intern violates any of the terms and conditions of this license agreement, the student/intern may be given written notice by OASIS that the license agreement has been terminated and asked to vacate the OASIS property immediately.
 - B. **Student/Intern Behavior:** If a student/intern exhibits behavior or mode of living by which, in the judgment of the Manager of OASIS, it would be in the best interest of the student/intern, other residents, and/or the OASIS community for the student/intern to leave the OASIS property, then this license agreement may be terminated unilaterally by OASIS upon due notice (as defined by the Manager of OASIS), and cancellation of space charges may be made. Detrimental conduct is not considered a route for canceling this lease agreement; nor means for a student/intern to avoid payment of semester rental costs.
 - C. **Failure to Vacate Spaces:** If the license agreement is terminated as provided in A or B above, student/intern must vacate the space on effective date of termination. Upon student's/intern's failure to take all summary action to vacate, OASIS shall be entitled to immediate possession of the space and the secure possession without any other or further irrevocably authorization on behalf of the student/intern to remove and to store student's/intern's belongings without any liability on the part of OASIS for damage or loss. In that event, OASIS will make no charge for the first 30 days storage; but thereafter storage charges shall accrue at the rate of \$25 per week for the next four (4) weeks; and at the end of an eight (8) week period OASIS is irrevocably authorized on behalf of the student/intern to dispose of these belongings in any manner which it shall see fit without any obligation to make payment of any kind to student/intern resulting from such disposition, damage or loss. In connection with disposition of such property by OASIS, it is expressly agreed by student/intern that as a condition of this license agreement the value of student's belongings is one hundred dollars (\$100) or less, and items have been abandoned.
 - D. **Notice to student/intern:** Unless otherwise provided, OASIS may terminate the license agreement by providing such notice to the student/intern by registered or certified mail to the student/intern at the student's/intern's address, and/or by hand delivery to the student/intern.
 - E. **Future Housing Obligations:** A student/intern whose license agreement has been terminated, may be refused the assignment of alternate housing at a later date.
7. **OCCUPANCY OF SPACE:** Only the student/intern bound by the terms of the license agreement may occupy the space assigned to the student/intern by OASIS. Student/Intern is prohibited from assigning his/her rights or responsibilities under this license agreement to a third party. The provisions of this paragraph shall not prevent OASIS, however, from reassigning, re-licensing, or taking any other action permitted on termination of this license agreement under the provisions of Paragraph 6, or otherwise noted.

MOTOR VEHICLES: OASIS expresses to students/interns; a very limited number of parking spaces can be rented at prevailing rates through the OASIS Office, to those bringing a vehicle to Central Florida.
8. **JOINT RESPONSIBILITY:** If the space is assigned to more than one student/intern, each shall be responsible for his/her own housing payments, but all shall be responsible jointly and severally for such damage beyond reasonable wear and tear, and cost of repairs may be assessed.
9. **CARE AND USE OF SPACE:** Student/Intern shall use the space exclusively as lodging.

STUDENT/INTERN SHALL:

 - A. **Care of Space:** Take care of the space and surrender the same at the end of the term of license agreement in good order and in as good condition as received, reasonable wear and tear accepted. To insure that proper care is being taken of the space, OASIS authorized agents and employees shall have the right after given reasonable notice, to enter and/or to inspect the space from time to time, provided, however, that such entry for purposes of inspection, except in case of emergency, shall be made at reasonable times. Notice having been posted and/or given, rooms may be entered for inspection by OASIS authorized agents and employees only, whether or not student/intern/occupant are present.

- B. Compliance:** Conform and comply with all laws, regulations and ordinances of the City of Orlando, Orange County, Florida and the United States of America.
- C. OASIS Regulations:** Abide by OASIS policy and regulations for student/intern conduct in OASIS property; and those regulations set forth in OASIS brochures and notices, including OASIS regulations concerning alcohol, smoking and illegal drug policies; all of which are made a part and specifically incorporated into this license agreement.
- D. Liability:** Save and hold harmless, indemnify and defend OASIS, its agents, employees, and some contractors from and against any liability to student/intern of his/her invitees and guests resulting from property damage or personal injuries sustained by them in the space, except where such property damage suffered or personal injuries to student/intern of his/her invitees and guests result directly from negligent acts of OASIS agents or employees.

STUDENT/INTERN SHALL NOT:

- E. Violation:** Violate published rules governing OASIS property, nor use the space for any disorderly purpose, or in such manner as to interfere with the rights of other students/interns in their academic pursuits. Violations of OASIS published regulations or the rules governing OASIS property, as set forth in the provisions of this license agreement and any other published documents to include notices, may subject student/intern to immediate relocation or expulsion.
- F. Damages:** Damage the space or furnishings (including common areas), aside from reasonable wear and tear. If such loss or damage does occur student/intern will be billed for repair or replacement cost. In the event of willful and/or reckless damage to common areas readily assessable to student/intern (and/or to the furnishings and facilities located therein), and in the event the responsible individual(s) of such damage cannot be identified, all resident students/interns who can readily access such common areas will be assessed for such repair and/or replacement cost.
- G. Maintenance of Space and Access:** Owners shall provide for general maintenance and upkeep of the space; and for the cleaning of common areas by contract service providers. Maintenance and cleaning will be done on schedules developed by owners. For between semesters, students/interns shall inform maintenance staff of any special maintenance or repairs required. A maintenance or repair request operates a waiver of any entry notice requirement to student/intern, provided, however, that entry for the purpose of making requested repairs or alterations shall be at reasonable times. Maintenance staff will take care of such items as rapidly as can be accomplished. It is usually not possible to give a precise time when some maintenance or repairs can be completed.
- H. Service and Utilities:** OASIS maintains limited common cooking facilities (provided, however, that student/intern maintains sanitary conditions). OASIS shall also provide electricity, dial tone phone service (line) for local calling, heat during cold seasons, cooling during warm seasons, hot and cold water, shared bathroom facilities, and laundry facilities for student/intern use, all as adequate and necessary in the judgement of OASIS's agents. OASIS shall not be responsible for failure to provide utility services for any reasonable period of time if and when such failures are caused by accidents, riots, strikes, source shortages, or any other condition beyond OASIS control, or unless the failure is caused by and results from the negligence of non-OASIS agents or employees (subcontractors).

***Any unauthorized tampering with internet equipment and any unauthorized telephone usage may result in the discontinuation of service and any charges incurred by OASIS due to such unauthorized usage shall be billed to the resident.**

- 10. ALTERATIONS, FIRE HAZARDS, WASTE:** Students/Interns shall not make any material alterations in the space without expressed written permission from the manager of OASIS; shall not damage nor permit the damage of any part of the space; shall not do or permit the doing of anything that shall constitute a fire or health hazard; and shall not permit the accumulation of waste and refuse with the space. Violation of these terms and conditions by student/intern may be considered sufficient reason for disciplinary action, including, but not limited to, dismissal from OASIS property.
- 11. DAMAGES TO PROPERTY OR PERSONS:** OASIS shall not be liable for any loss or damages to property resulting from fire, theft, casualty, natural cause or any cause, or personal injuries occurring within the space, unless such damages, losses or personal injuries are caused directly by or result from the proven negligence of OASIS agents or employees. Students/Interns are advised to carry a homeowners/rental insurance policy for the personal property, or have their parent's/guardian's insurance policy extended to the OASIS residence.
- 12. LOST OR NON-RETURNED KEYS:** A fifty (\$50) dollar charge will be made for non-returned or lost keys. Such charges may be assessed at the time of students/interns residence or deducted from deposit.
- 13. SPACE CLEARANCE PROCEDURE:** When leaving the OASIS property at the end of the "semester" period, students/interns agree to check-out officially with OASIS and turn in the key(s), check-out form and provide a self-addressed envelope (for deposit) AT THE TIME OF CHECK-OUT. Charges for non-returned keys are as noted about in section 12. Students/Interns also agrees to leave his/her space(s) in a "broom clean" condition AT THE TIME OF CHECK-OUT; and if upon inspection by OASIS staff at or about time of CHECK-OUT, it is determined that the vacated space is not in "broom clean" condition, students/interns agree to pay OASIS a one hundred (\$100) dollar cleaning service charge. When applicable, a refund of housing deposit charges will date from the semester end date.
- 14. GOVERNING LAW:** This license agreement shall be governed by the laws of the State of Florida.

Please sign your name, agreeing to our policies:

The information on this application is true and accurate to the best of my knowledge. False information could result in the immediate expulsion of my space.

Name: _____

Date: _____