

## INTERNATIONAL HOUSE

International House is a self-supporting unit at UC Berkeley. It is a non-profit private organization. I-House is exempt from the Berkeley Rent Stabilization and Eviction for Good Cause Ordinances.

### **Breaking the Contract:**

The resident may break the contract without finding a replacement under the following conditions if he/she shows official verification.

1. Graduation, leave of absence or withdrawal from the university.
2. Marriage after execution of the contract.
3. Denial of admission to the university.

Under any other circumstances the resident has to continue paying room and board fees until a replacement is found. The resident will also be charged a \$150 cancellation fee. In order to cancel the contract, the resident must submit "Request for cancellation" form to the Residence Office. The contracts cannot be assigned or transferred. Room and board cannot be leased or subleased. If the resident cancels contract after Semester Break, there will be a charge of \$20 per night for residence during the Semester Break.

### **Late payment of fees:**

If resident fails to pay account within 10 days after its due date, starting with the 11th day a \$3 per day late payment fee will be assessed. If the resident fails to vacate room by the designated move-out time at the end of the semester, he/she will be charged a \$100 per day liquidated damages.

**Security Deposit:**

There is a refundable security deposit of \$150. This fee will be returned by mail within six to eight weeks of departure. Damages to the room except reasonable wear and tear, damages to the International House property and any outstanding fees owed to I-House are deductible from the security deposit. Roommates have joint responsibility for any damages to the room or property.

**Cancellation of the contract by I-House:**

The I-House can terminate the contract with a thirty-day notice. The resident may also be subject to a three-day notice to quit for any reason stated in California law including but not limited to the following:

1. Termination of registration to UC Berkeley as a result of graduation, withdrawal or dismissal.
2. Violation of the terms of the Room and Board Contract.
3. Physical, psychological sexual or racial harassment.
4. Unreasonably loud noise that disturbs other residents.
5. Tampering with fire, safety or elevator equipment.
6. Failure to make required payments.
7. Unlawful use or distribution of alcoholic beverages.
8. Use, sale or consumption of illegal drugs.

**Right to Privacy:**

I-House personnel may enter the room for cleaning, maintenance or repairs during normal working hours with prior notice. The personnel can enter the rooms without prior notice only in case of an emergency.

*For more information and assistance contact:*

<b>Renters' Legal Assistance</b>	
314 Eshleman Hall	<a href="http://www.RentersAssistance.org">www.RentersAssistance.org</a>
(510) 642-1755	<a href="mailto:help@RentersAssistance.org">help@RentersAssistance.org</a>

or

**International House**  
2299 Piedmont Avenue  
Berkeley, CA 94720  
(510) 642-9490