

Institute of Buddhist Studies Dormitory

2717 Haste Street, Berkeley, California

LEASE CONTRACT AGREEMENT

Applying for residence in the IBS Dormitory means applying to join a community with a shared commitment to the principles of Shin Buddhism. In other words, the IBS Dormitory is a religious community, not simply a rooming house or residence hall. This means that each resident has a commitment to harmoniously work together with all other residents, and examine one's own actions and attitudes first whenever disharmony or conflict may occur. It also means a commitment to maintaining open communication. It has been recognized since the time of Shakyamuni Buddha that the failure of communication is destructive to community life and that it is our community life that supports our individual quests for awakening.

1. There are to be no overnight guests in resident's rooms.
2. Dormitory manager has the responsibility and authority for the day to day running of the dormitory. This includes but is not limited to scheduling use of the guest room, and scheduling any needed maintenance.
3. Cooperation with the dormitory manager is expected. It is difficult to take proper remedial action when complaints are only made verbally. Therefore, any substantive complaints regarding the management of the dormitory are to be made in writing and submitted to the IBS Dean.
4. Contract entitles resident to room, kitchen access, bathroom access and use of washer/dryer only.
5. No additional storage space (e.g., in basement, downstairs rooms, or hallways) is included in this agreement. Any Changes made to rooms (e.g., permanent shelving, moving of furniture, changing of locks, etc.) must be approved by the dorm manager before made and to be paid for by the resident and remain as part of the dormitory. Resident will be held accountable for any modification's made without the dorm manager's approval or knowledge.
6. For policies and procedures of the IBS dormitory, refer to the "Institute of Buddhist Studies Dormitory Policies and Procedures" document.
7. Residence is renewable annually by application. There is no assumption that past residence will guarantee renewal of contract.
8. At the direction of the IBS Board of Trustees, there is a set of priorities for residence. These priorities are as follows:
 - a) IBS students degree program
 - b) IBS special students
 - c) GTU students

- d) Visiting scholars
 - e) IBS alumni
 - f) UCB graduate students having BCA connections
 - g) UCB undergraduate students having BCA connections
 - h) Any others having IBS, *GTU*, Ryukoku, BCA, or Hongwanji connections
 - i) Any others having Buddhist connections
9. Applications for residence are on a first come first serve bases and according to the above priority list

Term of the contract is from _____, through _____.
Payments are due monthly, payable on the 1st of each month. Checks are to be made payable to "Institute of Buddhist Studies". Cost is set separately for each room.
For room _____ the cost is _____ per month. This is subject to annual revision due to inflation and increases in maintenance costs. Security and cleaning deposit of \$200 is required. This is refundable except for a \$25.00 cleaning fee, and is subject to the room condition, and all keys are returned to the dorm manager. See security and cleaning deposit check list for details.

I have read and accepted the terms and conditions of the IBS dormitory lease contract and IBS policies and procedures document.

Resident's Name: _____ Room Number: _____

Signature: _____

Date: _____

IBS Representative's Name: _____

Signature: _____

Date: _____