



**Southwest Wisconsin Technical College & SWTC Real Estate Foundation, Inc.  
Short Term Housing Rental Contract Agreement**

This Contract ("contract") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 201\_, by and between the Southwest Wisconsin Technical College and SWTC Real Estate Foundation, Inc. (known as the Landlord throughout this document) and student on the following terms and conditions:

**PARTIES:**

Student: \_\_\_\_\_ Student ID Number: \_\_\_\_\_

Current Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Landlord: Southwest Wisconsin Technical College and SWTC Real Estate Foundation, Inc.  
1800 Bronson Boulevard  
Fennimore, WI 53809

Contact: Housing  
608-822-2366  
Room: 463  
Housing@swtc.edu

Assigned Housing Address: **1935 Apt. 1 or 1935 Apt 2** Brownwood Road, Fennimore, WI 53809  
(circle one)

**Occupancy Dates:** \_\_\_\_\_

**Check in:** Contact Landlord to set up

**Check out:** 12:00PM

This contract, and any documents attached and/or referenced herein, constitutes the entire agreement between the parties relative to the subject and may only be modified or amended by a written agreement signed by both parties. This agreement shall be construed in accordance with the laws of the State of Wisconsin.

In consideration of the mutual covenants and considerations herein contained, the parties agree as follows:

1. The student agrees to submit to a background check prior to move in.
2. The student will be required to complete a review of occupancy with the landlord every 15 days should the stay exceed this time. The student will meet with the landlord to review a transition plan, bill/payment and any other factors deemed appropriate by the landlord.
3. The Landlord reserves the right to reassign facilities to make maximum use of the facility and to accommodate emergency situations. Every effort will be made by the Landlord to honor all reservations as originally requested.

4. The Student agrees to pay all charges for services rendered as listed in this contract and any charges that result from amendments to this contract by the Contractor, Landlord, or any of their authorized officers or agents.
5. The Student agrees to abide by this contract, Student Code of Conduct and Student Housing Handbook.
6. The Landlord will supply furnishings for the designated apartments including, but not limited to the following:
  - a. Bed with bedding
  - b. Stove, refrigerator, microwave, toaster and kitchenware
  - c. Bath towels
7. Student is responsible for personal property, including insurance coverage.
8. The Student will provide the Landlord with an emergency telephone contact number that is available 24 hours per day.
9. The Student agrees to pay a security deposit of \$50 for him/herself. The deposit, less any amounts withheld, shall be returned in person or mailed to student's last known address within 21 days after the expiration of the contract or the Student's earlier surrender of the premises. If any portion of the deposit is withheld, Landlord will provide an accompanying itemized statement specifically describing any damages and accounting for any amount withheld. The security deposit may be applied to damages to the rented premises which exceed ordinary wear and tear, waste and neglect of the premises, and for nonpayment of rent. Ordinary wear and tear does not include nor is limited to the following: stained/soiled carpets or other flooring, damage to supporting structures (holes, marks), etc. Student agrees to maintain clean apartment.
10. Furthermore, the Student agrees and promises:
  - a. To use the premises for residential purposes only.
  - b. Only nursing children under the age of 1 year are allowed to accompany student in housing.
  - c. Not to make or permit use of the premises for any unlawful purpose or any purpose that will injure the reputation of the premises or the building of which they are a part.
  - d. Not to use or keep in or about the premises anything, which would adversely affect coverage of the premises or the building of which they are a part under a standard fire and extended insurance policy.
  - e. Not to make excessive noise or engage in activities, which unduly disturb neighbors or other tenants in the building, in which premises are located.
  - f. Not to keep in or about the premises any pet or other animal unless specifically authorized as a special condition of this contract.
  - g. To obey all lawful orders, rules, and regulations of all governmental authorities.
  - h. To keep the premises in as good repair as at the beginning of the contract term- normal wear and tear excepted.
  - i. To maintain a reasonable amount of heat in cold weather to prevent damage to the premises; and if damage results from tenant's failure to maintain a reasonable amount of heat, tenant shall be liable for this damage.
  - j. That Student shall be liable for, and shall hold Landlord harmless from, any damage occasioned by Student's failure to keep said premises in repair, and for any damage arising from acts or neglect of Student, guests or other occupants of the premises.
  - k. Not to do or permit any of the following (unless Student has received specific consent of Landlord):
    - i. Paint upon, attach, exhibit, or display in or about the premises any sign or placard.
    - ii. Alter or redecorate the premises.
    - iii. Drive nails, screws, or apply other fasteners on or into any wall, ceiling, floor or woodwork of the premises.
    - iv. Attach or affix anything to the exterior of the premises of the building in which it is located.
    - v. Post offensive materials in areas easily visible to the public.
  - l. Not to permit any guest or invitees to reside in the premises for any period.
  - m. To report to the Landlord any situations that could affect the safety, security, or general well-being of the housing residents.
  - n. To keep outside areas free from trash.

- o. Not to tamper with or disconnect fire equipment, including but not limited to smoke detectors and fire extinguishers, unless there is a bona fide emergency requiring the use of said equipment.
  - p. To immediately report any defect, breakage, malfunction or other trouble with any equipment or fixtures in any of the apartments.
  - q. Not to possess weapons or other dangerous materials. Periodic inspections may be made for suspected violations.
  - r. Not to allow alcohol or controlled substances in apartments or on property. Periodic inspections may be made for suspected violations.
  - s. Not to use or allow the use of tobacco (chew or smoke) in the apartments or on property. Periodic inspections may be made for suspected violations.
  - t. To ensure that each resident has been advised of the terms and conditions of rental described herein and to enforce compliance with said terms and conditions.
11. The Student agrees to pay \$20.00 per night. Cancellation of reservation must be made at least seven days prior to check in.
  12. Cable television, internet, and telephone service will **NOT** be provided in the individual apartments; however, television and internet are available in the recreation area located in the basement of 1940 Brownwood Rd (Sixplex).
  13. The Student agrees to have checked out of housing no later than 12:00 p.m. on last day of the reservation. Requests for extensions must be made with Landlord and are not guaranteed. **Upon checkout the apartment should be left in the same manner as check in (clean dishes and put away).** Linens should be stripped from beds and places in baskets provided.
  14. The Landlord will not discriminate against any student because of sex, race, creed, color, nationality, religion, or any other basis prohibited by law.
  15. Landlord may enter the premises at reasonable times to inspect the premises, make repairs, show the premises to prospective student tenants or purchasers, or to comply with any applicable law or regulation.
  16. The Student agrees to defend, hold harmless, indemnify, and release the Southwest Wisconsin Technical College Foundation, Inc., and the Board of Directors of the Southwest Wisconsin Technical College Foundation, Inc., Real Estate Foundation and Real Estate Foundation Board, and their officers, employees, agents, volunteers, and all others who are involved, from and against any and all claims, demands, actions, or causes of action of any sort on account of damage to personal property, or personal injury, or death which may result from participation in housing under this agreement. This release includes claims based on the negligence of the Southwest Wisconsin Technical College Foundation, Inc., and the Board of Directors of the Southwest Wisconsin Technical College Foundation, Inc., and their officers, employees, agents, and volunteers, but expressly does not include claims based on their intentional misconduct or gross negligence. The student understands that by agreeing to this clause, it is releasing claims and giving up substantial rights, including the right to sue.

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Student

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Date

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Landlord

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Date