

LUTHER HOUSE APARTMENT RENTAL AGREEMENT

Revised April 2022

This agreement is made between Lutheran Campus Council of Corvallis as Owner and _____ as Tenant. The Parties mutually agree as follows:

Leased Premises: The Owner or its duly appointed agent will rent to each of two Tenants one of two bedrooms, use of a shared kitchen and bathroom within the two-bedroom student apartment located on the second floor of Luther House at 211 NW 23rd Street in Corvallis, Benton Country, Oregon, beginning on or about _____.

Rent: The monthly rent shall be \$500 payable on the first day of the month in advance. In event payment is received after the fifth of the month, the Tenant will incur a penalty of \$10.00 each day past this five day “grace” period. Rent includes water, heat, electricity, wifi, trash/recycling pickup, once per month cleaning of kitchen and bathroom, and one covered parking space in the Luther House garage to be shared between tenants. Laundry facilities located in the basement is available for tenant and owner use only.

Deposits:

- The Tenant shall deposit with the Owner a \$500 partially refundable damage/cleaning deposit. The balance of said deposits will be refunded within 30 days of termination of tenancy; unpaid rent, outstanding debts, charges for damages beyond normal wear and tear, and any costs including cleaning costs associated with returning the property and furnishings to their original condition may be deducted. Original condition is determined by noted damages and deficiencies listed on move-in/move out checklist and/or in photos taken on check-in day.
 - Address to send deposit _____

- The Tenant shall care for and maintain in a reasonable manner the rented premises and the fixtures and furnishings included within the rented premises (such as draperies and mini-blinds, kitchen utensils and cookware provided, kitchen appliances, smoke alarms, etc. listed on the Rental Agreement Addendum). Upon termination of this agreement Tenant shall restore the rented premises and the fixtures and furnishings to the Owner in the same condition as they are at the commencement of this agreement except for reasonable wear and use. If the Tenant returns the rented premises and the fixtures and furnishings to the Owner upon termination of this agreement in the same condition as they are at the commencement of this agreement except for reasonable wear and use, then the Owner shall refund to the Tenant the deposit (less the cost of a professional move out cleaning). If the premises or the fixtures and furnishings are in a lesser condition than they were at the commencement of this agreement, then the Owner may retain part or all of the deposit for the reasonable cost of restoring the premises, fixtures or furnishings.

- Damage is deducted as per move-in/check-out checklist on which is noted: marks and mars, condition of appliances, walls and windowsills, windows, curtains, mini-blinds, floors, bathroom fixtures, etc. (See attached checklist.)

Terms:

- The rented apartment shall be used for no purpose other than the residence of the Tenant. Occasional use of the rest of Luther House is allowed when not otherwise scheduled for campus ministry or community programs.
- The Tenant shall receive two keys, one for Luther House and one for the student apartment. These are returned when Tenant vacates apartment. Keys may not be duplicated. If keys are lost or stolen, a \$10 fee will be charged for replacement of each key.
- Unreasonable noise by the Tenant or guests of the Tenant is not permitted.
- No tobacco or marijuana products may be smoked or vaped at Luther House, inside or outside. Any use of alcohol, drugs, or other cannabis products on the premises must be in compliance with Oregon law.
- No candles shall be burned except in a fireproof holder.
- The Tenant shall have no guests for a period greater than one week without permission of the Owner.
- The Tenant shall keep no personal property on the premises which weighs more than is reasonable for the structural strength of the building. Water beds are not allowed on the premises.
- The Tenant shall have reasonable use of the hallways and stairways of the building for access to and from the rented premises.
- Limited storage is available in the Luther House basement for bicycles, etc. Storage and security of these items is not the responsibility or liability of the Owner.
- The Tenant recognizes that the continuing programs of the Owner take place at Luther House and the Tenant shall make no use of the rented premises or of the common areas of Luther House which unreasonably interferes with the programs of the Owner.
- The Tenant is expected to be a welcoming presence and an ambassador for Luther House and Lutheran Campus Ministry. When feasible, the Tenant is encouraged to be active in the ministry of Luther House.
- Wireless internet is available for use by Tenant. Usage must conform to Policies of Internet Usage adopted by the Luther House Council. (see Policies attached.)
- The Tenant is not responsible for the cleaning of Luther House; however, the Tenant is expected to:
 - Help insure the neatness and sense of welcome of the house.
 - Put out recycling every week (Monday night).
 - Be mindful of energy usage and find ways to conserve water, electricity, etc.
 - Make sure Luther House is securely locked by 10 p.m. each evening and whenever leaving for an extended time.
 - Bring in mail and newspapers on the weekend (Saturday and Sunday).
 - Report all problems regarding facility, safety or security promptly to Luther House staff.

Liability and Insurance: The Tenant is liable for injury to others within the confines of the apartment. The Tenant is also liable for any theft of articles within rental premises. The Tenant is strongly encouraged to carry renter's insurance.

Pets: The Tenant shall not keep any pets on the premises except those that can be kept in an aquarium. If accommodation for a support animal is needed, attach a letter of need from health care provider and complete an Assistance Animal Agreement (available on request).

Inspections: The Owner reserves the right to inspect the premises on 24 hour notice. In case of emergency (examples: fire, flood, alarm, medical emergency, etc.), the Owner reserves the right to enter premises without notification.

Sublease: There is no provision for a sublease agreement.

Term of Agreement: This rental agreement may be on a month-to-month tenancy, and if either Tenant or Owner desires to terminate this agreement without cause, such party shall give to the other a 30 day written notice of termination.

- The Tenant is responsible for payment of rent until the agreement is terminated.
- The Tenant is responsible for payment of rent even if the Tenant vacates the premises for a period of time (for example, summer vacation) and does not terminate the agreement.
- Because the apartment accommodates two Tenants, each Tenant will separately sign a Rental Agreement and is governed by the terms of that Agreement. It shall not be assumed that the termination of tenancy by one Tenant will require the termination of tenancy by the other. When securing a Tenant to fill the vacant bedroom, every effort will be made to find tenants who are compatible.

_____ (Date) _____

Luther House Representative
Lutheran Campus Council of Corvallis, Owner

_____ (Date) _____

Tenant

MOVE IN/MOVE OUT CHECKLIST, initialed by Owner _____ and Tenant _____
(note condition or concerns for items below)

Kitchen

Range

- Stove Top
- Oven
- Boiler pan/drip pans
- Lower Drawer

Fridge

- Racks
- Freezer
- Drawers

Floor

Walls and Ceiling

Fan

Bathroom

- Vanity
- Faucets
- Mirror
- Sink
- Toilet
- Tub & Tile
- Towel Bars
- Floor
- Walls and Ceiling
- Fan

General

- Closets
- Windows, Sills, Draperies, Mini-blinds
- Woodwork, Walls, Ceilings
- Floor
- Light Fixtures, Bulbs
- Fire alarm(s)

Move-In Date: _____ Move-Out Date: _____

Deposits

- Conditionally Refundable Deposit \$500 (cost of professional move out cleaning not refundable)

Keys Issued

- Luther House _____
- Apartment/bedroom _____

RENTAL AGREEMENT ADDENDUM – Kitchen furnishings

The following are provided for use by Tenants and remain with apartment upon termination of tenancy:

3 Corning casserole warming bowls with covers

1 small strainer

12” metal colander

1 flour sifter

1 large salad/serving bowl

several miscellaneous coffee cups and drinking glasses

one large roaster

8” x 12” baking pan

1 small muffin pan

1 pyrex measuring cup

miscellaneous cooking utensils

mini-blinds (bathroom, bedrooms, and hall window)

draperies (kitchen & bedrooms)

smoke alarms

range/oven

refrigerator

LUTHER HOUSE POLICIES OF INTERNET USAGE

(adapted from the approved Luther House Personnel Manual, June 2008)

“Lutheran Campus Ministry at Oregon State University authorizes the use of wireless internet web-browsing and email resources where such use is suitable for ministry purposes, supports the goals and objectives of the Lutheran Campus Ministry, and is reasonably related to the general interests of students, faculty, board members, volunteers, guests, and employees. At all times, the Internet is to be used in a manner that is consistent with Lutheran Campus Ministry’s work and witness.”

General Internet Guidelines:

- Wifi should not be used to access obscene, profane, abusive, or otherwise offensive material.
- Wifi should not be used to release sensitive or confidential information.
- Employees, students, faculty, board members, volunteers or guests should not use Internet e-mail to intentionally impersonate someone else or misrepresent yourself, access another individual’s email account or read another’s e-mail without express permission.
- Wifi should not be used for commercial or personal financial gain; to distribute chain letters; or to solicit for or promote any private business or cause.
- Employees, students, faculty, board members, volunteers, or guests should not use the internet, including e-mail and social media, to harass, intimidate, or threaten another person.
- Luther House does not give out any personal or confidential ministry information under any circumstances.

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All Are Welcome In This Place

The Reconciling In Christ Statement of Luther House

Adopted by the Luther House Council, January 2011

The following statement reflects our sincere desire to be a welcoming community and is to be implemented by all you are part of the Luther House community, especially paid staff, Campus Council, students who rent the Luther House apartment, student leaders, and volunteers.

Wishing to be healers in a broken world,
We extend God's extravagant welcome and a genuine invitation for
acceptance and full inclusion to--

People of all sexual orientations and gender identities;
People of every age, class, color, gender and ethnic origin;

People who are single, married, divorced, separated,
blessed or partnered;

People who are temporarily-abled, disabled,
or of differing abilities;

People of differing theological perspectives;

People from all economic levels; and

People and organizations who rent Luther House apartments or use
the house for meetings or social events.

In this spirit of welcome, therefore,
We invite those in this academic setting more deeply into
Jesus Christ and the community that bears his name.

TENANT INFORMATION SHEET

Name:

Current Address:

Email:

Phone:

Parents' names and contact information (optional):

Major:

Year in school:

Religious affiliation, if any (optional):

IN CASE OF EMERGENCY

Medical needs Luther House staff should know about (optional):

Emergency contact (name, phone, and email):

FOR OFFICE USE

Beginning tenancy at Luther House: _____

Ending tenancy at Luther House: _____

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