QUAD LEASE AGREEMENT OVERVIEW

APPLICATIONS AND LEASE AGREEMENTS AVAILABLE ONLINE NOW.
Applications are reviewed in the order in which they are received. www.thequadsanmarcos.com

QUAD First Year and Transfer Student Timeline:

October 1st, 2013-March 15th, 2014: Priority QUAD Application Period. QUAD Applications will be reviewed on the order and date they are received.

February 14th, 2014: QUAD Lease Agreements become available to students who have applied.

Please Note: Students can still apply following March 16th, 2014. However priority will be given to applications received before March 15th, 2014. Applications will be reviewed in the order that they are received.

QUAD Returning Resident Timeline:

February 6th-10th, 2014: Returning Student Selection Period. Renew events will take place at the QUAD during the Returning Student Selection Period. In order to be eligible for priority housing selection, the resident must be in good standing in their current Lease Agreement. QUAD Lease Agreements for 2014-2015 must be received by February 14th, 2014. During the Returning Student Selection Period, returning residents will also be eligible for advertised incentives and/or concessions.

After March 15th, 2014: Late Application Period. Returning QUAD Residents can still apply March 15th, 2014. However priority will be given to applications received before March 15th, 2014. Applications will be reviewed in the order that they are received.

QUAD Payments (Check, Money Orders, Credit Cards only - No Cash)

1. Application Fee of $42.00 is required in order to apply for The QUAD Apartments. The $42.00 fee is due upon receipt of the application and is a non-refundable fee.

2. Service Fee: If student accepts occupancy and signs the housing Lease Agreement the $500 Fee is always due upon receipt of the housing Lease Agreement. See page 2 for Termination Policies and Fee Schedule, as this fee is not 100% refundable.

3. First Installment: The first Lease Agreement installment is due July 1st, 2014. All other installments are due as outlined in the Lease Agreement. Late fees will be assessed on all installments not received by the due date. Holds will be placed on the Students’ account with the University for all payments more than 30 day late unless a payment extension is approved.

4. Financial Aid: Students who have accepted their 2014-2015 Financial Aid Award are eligible to request a deferment of their installment payments once they have paid their Application Fee and Student Activity Fee. Please consult with the staff at the QUAD Office (760-750-3730) for requirements.
Student Financial Responsibilities

Signed QUAD Apartments Lease Agreements: Once a student submits a signed QUAD Apartments Lease Agreement the student will be reserved a bed space. If a student elects not to take occupancy and instead requests a Lease Agreement termination, the QUAD Apartments, according to the schedule and circumstances below, shall retain all of the Application Fee, and will assess any applicable termination, late fees or installments due through the date the Student is notified by QUAD that they have been released from their Lease Agreement.

When you submit your QUAD Apartments Lease Agreement, you agree to the Terms and Conditions of the Lease Agreement. This means that - just as in a lease off campus - you are financially accountable for this obligation. If your Lease Agreement termination request is not approved and you abandon your assigned bed space, you may be charged for the remaining term of your Lease Agreement and a hold placed on your student account with the campus.

Requesting to Terminate Lease Agreement (After Submitting It)

Students requesting to cancel a Lease Agreement must submit the Request for Lease Agreement Cancellation and any required supplemental documents to the QUAD Office during regular business hours. The Lease Agreement remains in effect until a termination request is approved by the Director in writing.

Cancellation Fee: See table below for the Cancellation Fees based on the date the Requestor for Lease Agreement Cancellation is approved. A $500 cancellation fee is ordinarily charged to the Student if the QUAD Apartments Office initiates cancellation due to Student’s failure to comply with any term or condition of the Lease Agreement.

Termination Fee Schedule:

<table>
<thead>
<tr>
<th>Before March 15th, 2014</th>
<th>If 2014 - 2015 termination request and supporting documentation is received by the office on or before March 15th, student will be charged a $100 termination fee.</th>
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</thead>
<tbody>
<tr>
<td>March 16th 2014 through</td>
<td>If termination request and supporting documentation is received by the office between March 16th 2014, on or before May 2nd, 2014, Student will be charged a $250 termination fee.</td>
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<tr>
<td>May 2nd, 2014</td>
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<tr>
<td>May 3rd, 2014 through</td>
<td>If termination request and supporting documentation is received by the office between May 3rd, 2014 on or before June 30th, 2014 student will be charged a $500 termination fee.</td>
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<tr>
<td>June 30th, 2014</td>
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<tr>
<td>July 1st, 2014 through</td>
<td>If termination request and supporting documentation is received by the office between July 1st, 2014, on or before August 5th, 2014, the student will be charged the $500 termination fee, and a $250 late termination fee. The student will also be charged for the first rental installment.</td>
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<tr>
<td>August 5th, 2014</td>
<td></td>
</tr>
<tr>
<td>After August 6th, 2014</td>
<td>If termination request and supporting documentation is received by the office after August 6th, 2014, the student will be charged the $500 termination fee and a $250 late termination fee. The Licensee will also be charged for any installments due during the leasing period. After August 6th, 2014, Licensee must show documentation for termination request.</td>
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</tbody>
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