

**ON-CAMPUS RESIDENT
MOBILE HOME SITE RENTAL AGREEMENT**

THIS RENTAL AGREEMENT by and between the GROSSMONT UNION HIGH SCHOOL DISTRICT, hereinafter, referred to as "DISTRICT" and _____, hereinafter, referred to as "RESIDENT."

W I T N E S S E T H

1. RESPONSIBILITIES, DUTIES, AND RESTRICTION OF PARTIES:

A. The DISTRICT shall provide RESIDENT with a fenced mobile home site, including necessary appurtenances, to be located on the _____ High School campus.

B. The DISTRICT shall provide RESIDENT with the following services: electricity, water, sewage, natural gas, and the use of existing campus garbage disposal facilities. A fee of \$200 per month will be assessed RESIDENT to offset the aforementioned services, subject to adjustment, as determined by the District. This fee is due on the first (1st) day of each month in advance, and is considered late if not paid in full before the sixth (6th) day of each month.

C. The RESIDENT shall, at his/her own expense, cause a mobile home of his/her choice to be placed on the assigned site and provide a \$1,000 security deposit fully refundable upon leaving the site in a clean manner with all utility connections in good repair.

D. The RESIDENT shall, at his/her own expense, provide and maintain cell phone service for direct contact and for his/her safety.

E. The RESIDENT shall pay for all moving costs associated with location of the mobile home on District's property, and upon termination of this agreement.

F. The RESIDENT shall maintain the mobile home premises in a safe, clean, and orderly manner. The RESIDENT agrees to conduct himself/herself in a manner consistent with that required by law on school property, and shall not engage in any activity which will interfere in school activities, injure the public service, or discredit the DISTRICT. The RESIDENT will take all necessary action to ensure that his/her guests adhere to the same standards which apply to the RESIDENT under this section.

G. The RESIDENT shall obtain the necessary licenses for any pets that he/she is permitted to maintain on the premises. The type, size, and number of household pets or other animals or fowl allowed at the on-campus residence shall be at the discretion of the principal of the high school. Disposal of animal waste shall be in a manner suitable to proper health and safety standards.

E 3515.5(b)

H. The RESIDENT shall insure his/her property against loss or damage and agrees to indemnify and hold harmless the DISTRICT and/or its officers, agents, or employees from any and all claims, liabilities, penalties, or losses resulting from, or as a consequence of, his/her tenancy, including, but not limited to, damage to person or property of RESIDENT, RESIDENT's family, or any other person. Certification of such insurance shall be filed with the Executive Director of Facilities Management.

I. The RESIDENT shall not be expected to be present on campus for a full 24 hours on any day. However, except for emergencies or vacation periods, the RESIDENT is expected to be on campus for at least three weekends (RESIDENT's option) per month. In case of a multiresident campus, appropriate arrangements may be made between the RESIDENTS so that at least one RESIDENT is on campus each weekend. Expected absences for periods of time longer than 48 hours shall be reported to the principal or designee and to the local police prior to the absence.

J. The RESIDENT shall not entertain any long term guests without prior written permission from school principal.

K. The RESIDENT shall inspect the school site from time to time on a daily basis, except times when the regular custodial force is on duty. A daily log shall be maintained indicating dates and times inspections were completed. He/she shall not attempt to apprehend any trespasser, nor shall he/she order any person off the school property but shall, instead, accomplish the following tasks:

(1) Obtain as much descriptive information as possible on the suspicious person or persons and/or vehicle(s) on the premises without confronting the trespasser(s).

(2) Be prepared to provide such information to police, fire department, and school officials, as appropriate.

(3) Report acts of vandalism or theft in progress or damage done to the local police immediately and to the school official in order shown on the SCHOOL's EMERGENCY priority list. A priority phone list shall be provided to the RESIDENT by the principal.

(4) After each weekend, not later than 8:00 a.m., a written report will be submitted to the principal or his/her designee indicating acts of theft, vandalism, unlocked doors, gates, broken windows, etc.

L. The RESIDENT shall not possess, carry or use firearms or weapons of any type, at any time whatsoever, in the mobile home, on the mobile home premises, or on any other DISTRICT property. The RESIDENT acknowledges that the mobile home premises are located on school grounds, and that he/she is aware of the provisions of the Gun-Free School Zone Act of 1995 (Ca. Penal Code 626.9), which makes it illegal for any person to possess a firearm in a place that the person knows, or reasonably should know, is a "school zone," defined as "an area in, or on the grounds of a public or private school providing instruction in kindergarten or grades 1 to 12, inclusive..."

E 3515.5(c)

M. The RESIDENT shall, in the event of fire, sound any required alarms, notify the fire department, notify an official from the SCHOOL's EMERGENCY priority list, and stand by to direct the fire department to the scene.

N. The RESIDENT may be provided (at the option of the principal) a master key for emergency access to school facilities. The RESIDENT may grant access, in an emergency only, to only properly identified personnel.

O. The RESIDENT shall secure unlocked doors or broken windows, when possible, and turn off lights or water that has been inadvertently or maliciously left on.

P. The RESIDENT shall perform his/her duties as set forth in this agreement under the supervision of the principal or designee.

Q. The principal or designee shall complete an annual evaluation of the RESIDENT's performance. Said evaluation will be given and discussed with RESIDENT by June 1st of each year.

R. If RESIDENT is unable to perform his/her responsibilities (physically, mentally, or emotionally), the principal shall notify DISTRICT of RESIDENT's inability to continue performance as per paragraph I, A-Q of this agreement.

S. RESIDENT may not use the school equipment or facilities for personal use; i.e., swimming pool, gymnasium, etc.

T. RESIDENT shall not make any improvements to the property without prior authorization from the principal or designee.

U. RESIDENT will be considered as a volunteer employee and, as such, will be covered under workers' compensation and liability insurance. RESIDENT shall complete a volunteer form and submit same to the principal or designee.

V. Before a RESIDENT moves forward with the sale of his/her mobile home, the prospective buyer must first be approved and accepted by the principal or his/her designee. There will be no exceptions to this requirement.

X. Resident shall be a current District employee unless otherwise approved by the Director of Facilities Management.

II. TERM OF AGREEMENT:

This agreement is entered into this _____ day of _____, 20____, and creates a tenancy at will which may be terminated by either party upon a 30-day written notification. Once notice is given by DISTRICT, RESIDENT shall immediately cause their mobile coach to be moved within 30 days. Failure to quit the premises within 30 days of

notice will cause RESIDENT to assume daily storage fees of \$100 per day. RESIDENT further agrees to indemnify DISTRICT for legal expenses incurred as a result of failure to quit in 30 days.

III. CONSIDERATION:

Good, valuable, and adequate consideration exists in the benefits and services which the DISTRICT and RESIDENT hereby agree result from the mutual performance thereof.

IV. ENTIRE AGREEMENT:

This agreement embodies the entire agreement between the parties. Both parties represent that, in entering into this agreement, they shall not rely upon any previous representation, whether expressed, oral or implied, or any inducement or agreement of any type or nature heretofore.

IN. WITNESS WHEREOF, the parties hereto have caused this agreement to be executed this _____ day of _____, 20_____ .

RESIDENT

GROSSMONT UNION HIGH SCHOOL DISTRICT

(Resident)

Recommended by:

(Principal)

(Resident)

Phone #: _____

Emergency Contact:

Name

Phone #: _____

Approved by:

Executive Director, Facilities Management

**GROSSMONT UNION HIGH SCHOOL DISTRICT
La Mesa, California**