

IAREC Dorm Guidelines/Policies

Guidelines

1. Use of the Facility is a privilege, not a right – plan ahead. Space is not guaranteed so please consider alternative housing options.
2. Prospective tenants, or their IAREC contact person, must make arrangements by filling out a Dormitory Space Request/Agreement Form (.pdf) and returning it to the Dorm Manager.
3. Class or conference space requests should be submitted as soon as the need is known, and a rough idea of how many beds are known.
4. Assignment of space will be acknowledged with a copy of the finalized Dormitory Space Request/Agreement.
5. The tenant or IAREC contact person is responsible for arranging key pick-up and check-in time with the Dormitory Manager.
6. The Dormitory Manager will complete the Space Request/Agreement with the tenant, and provide tenant with a copy of the WSU IAREC Dormitory Guidelines and Pricing.
7. A room is considered occupied for the duration of the tenant's stay, regardless of their presence/absence, until the tenant ceases residence in the facility.
8. The room must be clean upon checking-out or a fee will be assessed.
9. WSU IAREC does not ensure the personal property of Dormitory tenants and is not responsible for theft or destruction of property.
10. Pets, smoking, and non-paying overnight visitors are not allowed.
11. Overnight visitors staying more than one night must pay a nightly fee for every additional night and cannot stay for more than 3 consecutive or cumulative days (see section 4 of the IAREC Rental Agreement)
12. The Tenant is responsible for the behavior of their guests and will be held financially responsible for damages caused by their guests.

Fees

1. Rent is charged nightly depending on the following conditions. All WSU students are charged \$15 per night, non-WSU students are charged \$17 per night including excise tax, and non-students are charged \$30 per night including excise tax.
2. If tenants share a room, their nightly fee will be reduced by 20% per night.
3. For individuals staying longer than 30 days, a refundable \$50 security deposit collected.
4. A maintenance penalty fee will be charged when occupant negligence results in damage that must be repaired. The fee will be the cost of the service provided. When the damage is to a shared space (e.g., kitchen) the cost will be equally split by all occupants living in the facility at the time of the occurrence. Failure to pay the fee will result in eviction from the facility.

Rules

Excessive noise, destructive actions, rude behavior, or lack of concern for other tenants' privacy or sleep will not be tolerated. Please check with other tenants before making arrangements for dinner parties or activities that use the kitchen or dining room area. This facility will be closed if tenants do not cooperate in keeping it clean, quiet, and an enjoyable place to live. Tenants staying less than a week are to make a reasonable effort to maintain the facility as they found it and clean up after themselves.

Policies

1. Tenants staying longer than 30 days will pay a refundable \$50 security deposit. Their deposit will be returned to them when their lease expires or it can be used to supplement the rental cost of the last month they are in the dorm. Tenants staying for 30 days or less, are not required to pay a security deposit.
2. Tenants staying longer than 30 days must sign a Rental Agreement. Tenants staying for 30 days or less, are not required to sign a Rental Agreement.
3. Contracts and refundable \$50 security deposit for tenants staying longer than 30 days are due on the 31st day of their tenancy.
4. An IAREC staff member will clean each room after a tenant moves out. That staff member will sign a document noting the current state of the room and the new tenant will also sign the document. At the end of the tenants stay, that same staff member and tenant will check the room to ensure no damage has occurred.
5. On the last page of the dorm contract, the "Permanent Address" requested for the tenant is not the tenant's address in Prosser. The tenant will need to use a different address such as their parent's address.
6. IAREC will ensure there is a consistent supply of paper towels and toilet paper for the wall mounted dispensers. Tenants will need to replace those paper towels and toilet paper. If tenants want different kinds of paper products, they are responsible for those purchases. IAREC is not responsible for supplying any other products.
7. IAREC staff will clean the bathrooms every Monday. When staff are cleaning the restrooms, we ask that tenants and guests use a different restroom.
8. Dorm Manager will keep accurate receipts of all rent money received by tenants.