



Tropicana Student Living Tropicana Del Norte Application 2016 – 2017

Welcome! You have found a great student community to call home in Isla Vista. Tropicana Norte is a suite style residence hall located right off the UCSB campus. At Tropicana Del Norte, you'll find three-bedroom, two-bathroom fully furnished suites accompanied by resort-style amenities including a movie theater, rec room, fitness center, heated pool, tanning booth and a 24-hour quiet study lounge/computer lab. At Tropicana Del Norte, we provide you with a combination of life's essentials, everyday luxuries, an academic environment and a sense of community.

1. **Live in a community focused environment.** Enjoy studying with wired and wireless high speed internet, and on-site staff members to maintain quiet hours, laws and community policies.
2. **Fully furnished apartments –** Large suites with bathrooms inside each suite, outfitted with living room furniture, beds, desks, dressers, desk chairs for each resident and our kitchens are already furnished with a stove, refrigerator and microwave.
3. **Enjoy activities and programs that promote community and relationship building and lifelong friendships!**

Tropicana Student Living is home to more than 900 students. We have a specially trained professional and student staff (with combined experience of well over 100 years) committed to building strong living, learning communities. Our mission is to provide a safe and fun atmosphere focused on developing and supporting academic pursuits. It is important to our staff, as well as our residents, to adhere to this mission. We will select students who will help us continue this outstanding tradition.

1. **Complete the attached application.**
2. **Submit a \$125.00 non-refundable application processing fee (make checks payable to: Tropicana Student Living).**

Once these items are completed and received in our office, we will review your application packet and send out acceptance email with further information and instructions.

**Please mail all applications to the following address:
Tropicana Student Living
Attn: Tropicana Del Norte Applications
6585 El Colegio Road
Goleta, CA 93117**

Tropicana Student Living 2016 - 2017
Housing Application for University of California, Santa Barbara Students

STUDENT INFORMATION (Please Print Clearly):

Last Name: _____

First Name: _____

Email: _____

Cell Phone: (_____) _____ Home Phone: (_____) _____

Home Address: _____ Birthdate: ____/____/____

City: _____ State: _____ Zip: _____

Please circle:

Gender: Female

Male

PARENT/GUARDIAN INFORMATION (Please Print Clearly):

Last Name: _____ First Name: _____

Email 1: _____ Email 2: _____

Cell Phone #1: (_____) _____ Cell Phone #2: (_____) _____

Work Phone: (_____) _____ Home Phone: (_____) _____

I understand that I will be fully responsible for my financial contractual obligation for the entire academic term. I authorize University California at Santa Barbara to release my academic records and current enrollment status to Tropicana Student Living for the academic year of 2016-2017.

Student Signature: _____ Date: _____

Parent/Guardian Signature: _____ Date: _____

In order for your application to be complete you must submit the following items:

1. Completed information form above.
2. \$125.00 non-refundable application fee.

****After we receive the completed items above, space permitting, you will receive instructions to complete a contract. Room assignments and all other preferences will be determined based on the date we your contract is completed.*

FOR OFFICE USE ONLY:

Date Rec'd:

Pymt:

Complete app:

Staff:

TSL Code:

Notified:

**TROPICANA STUDENT LIVING
UCSB ACADEMIC YEAR CONTRACT
2016-2017**

DEFINITIONS

Student: The Student named in the Contract (“you” or “your”).

Owner: Regency Tropicana, LLC, doing business as Tropicana Del Norte (“us,” “we” or “our”) or its assignee

Tropicana: Tropicana Student Living located at 6525 El Colegio Road, 6585 El Colegio Road and 811 Camino Pescadero in Goleta, California, 93117 also referred to as the “Properties.”

Contract: Tropicana Contract, Tropicana Internet Services Acceptable Use Policy, Tropicana Photograph & Video Release, Tropicana Resident Profile and Tropicana Student Handbook.

Suite/Assigned Suite: As used herein, the term “Suite” or “Assigned Suite” means and refers to that Suite which has been designated to the Student and to which the Student has been given the non-exclusive right to use pursuant to the terms of the Contract and subject to the policies found in the Tropicana Student Handbook.

This Contract (the “Contract”) is made between Regency Tropicana LLC, doing business as TROPICANA DEL NORTE, hereinafter referred to as “Owner,” and the individual named below hereinafter referred to as “Student”. In consideration of the following covenants and agreements Owner shall, upon the terms and conditions set forth herein, provide to Student the services described in this Contract and allow Student the non-exclusive right to enter upon and use the common area facilities commonly known as Tropicana Del Norte and Tropicana Gardens located at 6525 El Colegio Road, Goleta, California, 93117 and 6585 El Colegio Road, Goleta, California, 93117(hereinafter the “Properties”). This Contract grants to Student, on the terms and conditions set forth below, a license for the use of the Properties. No interest in the Properties, or estate in said Properties, is granted to Student by this Contract.

1. OWNER SHALL PROVIDE TO STUDENT

a. Except as otherwise stated herein, meals each day, beginning the day after the contract start date, Monday through Friday, and meals each Saturday and Sunday. Academic Holidays will have the same hours as the weekend hours, as shown on the Tropicana UCSB Academic Year Calendar posted online. No meals will be served during any semester break, quarter break, Contract End Date or other academic recess scheduled by the College or University the student has disclosed he/she will be attending during the term of this Contract, including the Saturday and Sunday immediately preceding and following such break or recess. Further, Owner will not be required to serve meals to Student during any period that Student is in default of any term of this Contract. All meals shall be provided at the Tropicana Del Norte dining facility located on the Properties or at such other locations as Student may be notified of. The hours of meal service will be designated by Owner.

Admission to the Tropicana dining facilities is restricted to Students (and their paying guests) by means of an identification (I.D.) system. Identification must be presented to the cafe checker upon entering the dining facility, or upon request by Tropicana staff members. Other persons may not eat in the place of an absent Student since rates are determined in anticipation of an average rate of meal attendance. All food provided is to be consumed in the dining facility during established meal hours. Assets such as plates, silverware, cups, etc., are not to be removed from the dining facility. Throwing food or beverages in the dining facility is prohibited.

b. Provide Student non-exclusive access to a furnished Suite at one of the Properties for the term of this Contract. For purposes of this Contract, the term “furnished Suite” or the term “Suite” means and consists of either a two (2) bedroom or three (3) bedroom suite, connected to a joint living room and bathroom facilities which will be used by all individuals assigned by Owner to the particular Suite (hereinafter collectively referred to as the “Suite”). Student shall be assigned and entitled to the exclusive

use of one (1) bed in the Suite assigned to him/her. Regardless of what the student has requested, the Suite, building within the Properties and roommates to be assigned to the Suite, shall be determined by Owner, at its sole discretion. Student understands and agrees that Student shall not have any right to use a specific Suite within the Properties, and that Owner has reserved the right to reassign Student to any other Suite for any reason. Additionally, Student understands and agrees that Owner and its representatives and staff reserve the right to enter assigned Suites at any time for any lawful purpose. Student understands and agrees that two bedroom Suites may be occupied by as many as six (6) individuals and three (3) bedroom Suites may be occupied by as many as eight (8) individuals. Owner, at its sole discretion, reserves the right to utilize bedrooms for double/triple/quadruple occupancy.

Student shall have no right to enter upon, use or occupy the Properties, including Student's assigned Suite during any semester break, quarterly break or holiday break, which includes Thanksgiving recess, winter and spring break, scheduled by the College or University the Student has disclosed he/she will be attending during the term of the Contract. Students must vacate premises at all breaks, but may leave their belongings in their suite, at their own risk. Owner is not responsible for theft, damage, etc., to contents of suite. Renters insurance is strongly recommended. Additionally, and regardless of what may be shown on the Academic Calendar, no meal service will be provided during such scheduled breaks and recesses including the Saturday and Sunday immediately preceding and following such scheduled breaks and recesses.

c. Provide cleaning services for Community Spaces and Suites on a regularly scheduled basis.

2. DESCRIPTION OF SERVICES

We agree to provide to you and you agree to pay for the following:

a. Pursuant to the terms of the Contract, we agree to provide to you, and you agree to pay for, those services and facilities described in the Contract.

b. In addition to the Suite assigned to you and any Suitemates assigned to that same Suite, you are also entitled to non-exclusive use of the Community Spaces at the Properties which are those areas open for use, as determined from time to time by Owner, by all other licensees of the Properties and subject to the reasonable rules and regulations governing use as Owner may establish. By way of example, the Community Spaces include, without limitation, laundry facilities, courtyards, breezeways, recreation rooms, stairwells, and recreational areas.

However, we have the right to relocate you from one Suite to another. If we relocate you at your request, or as a consequence of violating the Contract or the Community Policies, you will incur all costs, including our administrative costs resulting from such relocation.

3. USE

Only you and other licensed users of the Properties can use the Properties and its facilities. Unless specifically approved by us, you may not have any additional persons in your Suite.

We are not responsible for the conduct of other occupants of the Properties. With respect to the conduct of other occupants, you waive the implied covenant of quiet enjoyment. The fact that you and your suitemate, or any other occupant(s) may be in conflict with one another will not act as grounds to void the Contract or claim a breach of the implied covenant of quiet enjoyment.

4. CONTRACT TERMS

The Contract starts at:

9:00am September 18, 2016 and ends 1:00pm June 17, 2017 for full academic year contracts
9:00am September 18, 2016 and ends 5:00pm December 9, 2016 for fall quarter only contracts
9:00am September 18, 2016 and ends 5:00pm March 24, 2017 for fall/winter quarter contracts
1:00pm January 8, 2017 and ends 5:00pm March 24, 2017 for winter quarter only contracts
1:00pm January 8, 2017 and ends 1:00pm June 17, 2017 for winter/spring quarter contracts
1:00pm April 2, 2017 and ends 1:00pm June 17, 2017 for spring quarter only contracts

You may not use the Properties and Community Spaces until we have completed and fully executed Contract and any required guaranty. If we do not provide the Suite to you when we are supposed to, whether on the Contract Start Date or during the Term, we will not be liable to you for damages; however, you will not owe us payment for the period that we failed to provide access (but that is the only remedy that you have).

5. HOLDOVER

You have no right to holdover after the term of this agreement.

If you still occupy the Suite past the Contract End Date, or the date on which we notify you to leave the Suite, we have the right in accordance with State Law to recover possession of the Suite and Community Spaces. Additionally, we may recover damages we may suffer by reason of your hold over together with attorney fees and court costs.

Owner and Student agree that should grounds exist to evict Student from the Suite and Properties, Owner may use any lawful means and it is specifically agreed Owner may proceed by way of an Unlawful Detainer as provided in California Code of Civil Procedure section 1161, et seq.

6. MOVE-IN

A Room Condition Report will be made available to you at the time you move into the Suite. Within seventy-two (72) hours after you move in, you shall inform Owner as instructed of any defects or damages in your Suite; otherwise, the Suite, fixtures, appliances and furniture, if any, will be considered to be in a clean, safe and good working condition. Except for defects or damage which you inform us within the time and in the manner stated above, you accept the Suite, fixtures and furniture in their "AS-IS" CONDITION, WITH ALL FAULTS AND IMPERFECTIONS. WE MAKE NO EXPRESS, AND DISCLAIM ANY AND ALL IMPLIED, WARRANTIES WITH REGARD TO THE SUITE, FIXTURES OR FURNITURE. While you are living at Tropicana, any damages done after move-in (including painting the suite without prior written permission or writing on walls) will be subject to a conduct violation and may require immediate attention to fix the problem immediately at the expense of the occupant(s). Parking is NOT included in rent, and can be purchased separately. All parking spaces require a permit. Parking is non-refundable and non-transferrable.

7. MOVE-OUT

You are obligated to pay sums owing under the Contract until the Contract End Date.

If you leave your Suite prior to the Contract End Date and Owner has not consented to terminate your Contract, you will be responsible for all remaining payments owing under the Contract. Owner may attempt to locate an individual to occupy your Suite but is under no obligation to do so. In the event you move out of your Suite prior to the Contract End Date, and fail to pay those sums remaining due and owing under your Contract, Owner may exercise those remedies set forth in Section 18, Remedies of this Contract.

When you leave, whether at or prior to the Contract End Date, your Suite must be left clean and in good repair and condition, reasonable wear accepted. A \$50.00 cleaning fee (which includes steam cleaning of the carpet and normal cleaning, but does not include removal of items, etc.) will be deducted from your Security Deposit. If anything has been damaged or is missing, you will be liable for reasonable charges to complete such cleaning, repair or replacement. You are notified that you may request, and may be present at, an initial inspection of the Suite by Owner. The inspection may not take place earlier than two (2) weeks before you intend to vacate. If you desire an inspection, you must notify the Owner. If you do not request an inspection, you agree to accept our assessment of damages and charges when we inspect. Also, the final determination of damages will be made by our staff, which may not inspect your Suite until after you have moved out.

If you leave any of your personal property in the Suite or Community Spaces after you leave, or after the Contract End Date, that property is deemed to be abandoned by you. Your personal property will be disposed of.

8. CONTRACT TERMINATION

Tropicana Student Living has a cancellation policy available online at: www.tropicanelnorte.com for your review. Our cancellation policy is as follows:

- A. Cancellation received within 72 hours of signing the contract = \$0 cancellation fee.
- B. Cancellation received by June 30, 2016, = \$500.00 cancellation fee.
- C. Cancellation received between July 1, 2016 – July 31, 2016 = \$1,500.00 cancellation fee (plus pro-rated daily rate – if any).
- D. Cancellation received between August 1, 2016 – one day prior to the contract start date = \$2,500.00 cancellation fee (plus pro-rated daily rate – if any).
- E. Cancellation on or after the contract start date – the greater of \$2,000.00 or 50% of the remaining contract (based on the pro-rated daily rate) fee.

Notes about the Cancellation Policy:

1. Student/Guarantor has the right to find an acceptable replacement student that Tropicana Student Living agrees is a suitable replacement to avoid paying cancellation fee. A \$500.00 Administrative Fee will be assessed for lease replacements. If you choose to search for a replacement, you will continue to be responsible for your contract until a confirmed replacement is found. The replacement will be charged beginning the day they sign their contract through the end date of the contract. Similarly, you will be charged from your contract start date through the date your replacement signs their contract. Any financial incentive arrangement between you and the replacement will be handled between the two of you. Both Tropicana accounts will reflect the actual contract days/amounts for each resident.
2. If you cancel your contract after the contract start date, to finalize your bill, we will take the following steps: (a.) We will calculate the total contract cost for the prorated number of nights you are responsible for. (b.) We will then subtract that total from your total contract amount and divide the sum to acquire the 50% amount that will be charged as the cancellation fee. (c.) We will add the contract cost plus the cancellation fee and then subtract from payments made to find your remaining account balance.
3. If you cancel or find a replacement for your contract, you lose the right to park at our facility and you will not be refunded any money for parking.
4. Your Tropicana Student Organization Fee will be forfeited.
5. Your security deposit will be returned less the \$50.00 cleaning fee and any other damage charges and outstanding balances. (The \$50.00 cleaning fee includes steam cleaning of the carpet and normal cleaning, but does not include removal of items, etc.)
6. Once you have checked out, signed a cancellation form and your account is paid in full, you will be relieved of your contractual duties.

Note: If you are a member of the United States Armed Forces on active duty and receive change-of-station orders to permanently leave the local area; are returned to active military duty; or are a national guard or reservist called to active duty, then you may terminate the Contract by giving written notice to us from the US Government.

HOW TO CANCEL YOUR CONTRACT:

In order to begin this process, you will need to put your request in writing to the Director of Leasing of Tropicana Student Living or the Executive Director of Tropicana Student Living. After you have confirmation in writing from our Director of Leasing or Executive Director, you can begin the process to cancel your contract.

9. SECURITY DEPOSIT

You have deposited with us a security deposit to secure the performance of your obligations under the Contract, including, but not limited to, monetary obligations to us caused by your breach of the Contract prior to the expiration date. We shall have the right, but not the obligation, to apply the security deposit

in whole or in part to the payment of any unpaid sums due from you under the terms of the Contract. Our right to possession of the Suite and Community Spaces for a breach of the Contract by you shall not be affected by the fact that we hold a security deposit. Within 21 days after you vacate your Suite your security deposit, less the \$50.00 cleaning fee, will be accounted for in accordance with California Civil Code section 1950.5.

10. CHARGES

You, in return for the use and occupancy of the Suite and in consideration of the covenants and agreements contained herein, shall pay us by check, money order, credit card or online with an echeck or credit card all sums owing under the Contract, without offset or deduction except as expressly allowed by law. Payments due under the Contract to Owner may be made at the Tropicana business office located at 6585 El Colegio Road, Goleta, California, 93117. Payments due may be paid, in person, between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday, holidays excluded.

a. Payments under the Contract are due on the date shown (usually the 1st of the month) on the Room Preferences Tab (Page 4) of the Contract. If sums owing under the Contract have not been paid by the second day after the due date (usually the 3rd of the month), then on the third day after the due date (usually the 4th of the month), if the sum owing remains unpaid, Student will incur a late charge of \$50.00. Such late charges are assessed as reasonable reimbursement to us for the additional expense of administering late payments due under the Contract.

b. Payments must be made by personal check, money order, cashier's check or credit card or online by echeck or credit card online. Personal checks will not be accepted six days after the due date. In the event you elect to pay by check, you shall pay Owner a fee of THIRTY-TWO DOLLARS (\$32.00) for any check returned to us for non-sufficient funds, or which otherwise fails to clear the issuer's bank. Such returned check fee shall be due and payable immediately upon notification to you of such instance, and shall be in addition to any late charges resulting from the check's failure to clear. Late charges, returned check fees and funds due from the returned check shall be paid by money order, cash, certified check, or cashier's check. On the second occurrence of a returned check, no personal checks will be accepted for payment for the remainder of your Contract term.

c. At our option and without notice to you, any money that we receive from you can be applied first to obligations owing under the Contract, and then to sums owing under the Contract Payment Schedule, regardless of whether you have made notations on the checks or money orders and regardless of when the obligation came about.

d. While we are not obligated to, we may accept partial payment, but we do not waive our rights to collect and enforce the payment of all amounts due. If we accept a partial payment, any remaining balance not paid in full by the due date will be considered late, and all fees associated with late payments will apply.

e. You are liable for all costs and charges associated with our having to provide special services to you or on your behalf (unless the special services are required to be paid by us pursuant to laws requiring us to provide reasonable accommodations to those with disabilities) and for all fees as described in the Community Policies which are outlined in the Student Handbook.

11. COMMUNITY POLICIES

You and your guests must comply with all written rules and policies which we adopt for Tropicana. The current Community Policies are located on our websites (www.tropicanagardens.com and www.tropicanadelnorte.com) under the Student Handbook section. These rules and policies are incorporated as a part of this Contract and we can revise, amend, expand or discontinue rules and policies at any time at our sole discretion by posting a notice on a bulletin board or other area that we designate for notices to residents. If you violate any of these rules or policies, you are in violation of the Contract.

By your execution of the Contract, you agree to comply with all ordinances, Student Handbook, laws and regulations of all governmental authorities applicable to, and as are required, for your occupancy of the Suite and Community Spaces as such ordinances, laws and regulations are enforced by any governmental

authority having jurisdiction with respect to Tropicana Del Norte (collectively, “Governmental Regulations”). Violating the law is a breach of the Contract.

12. MAINTENANCE, ALTERATION AND REPAIRS

a. You are responsible for and will take good care of the Suite and Community Spaces. You will not remove or relocate any of our Properties, and you will not perform any repairs, painting, wall papering, electrical changes or other alterations (other than for small nail holes in sheet rock for hanging pictures) of the Suite and Community Spaces without our prior written consent. You may not remove Owner’s furniture from any room and store it in an alternative location. We can require you to prepay or, if we elect, you agree to repay us, within 10 days after we send you an invoice, the cost of all repairs made necessary by you or your guest’s violation of the terms of the Contract. This includes the negligent or careless use of the Suite, Community Spaces or any part of the Properties including, without limitation, damage from waste water stoppages caused by foreign or improper objects in lines serving the bathroom in your assigned Suite, damages to appliances, doors, walls, windows or screens, damage from windows or doors left open and repairs or replacements to security devices necessitated by misuse or damage by you or your guests. (This includes damages that may have been caused to any part of the Properties by other suite occupants, if we cannot determine who is responsible. This is referred to as Community Damage Billing). If you prepay, any over-payment will be applied against any amount that you owe us, and the remainder will be returned to you; if your prepayment was less than the cost incurred, you will pay us that amount within ten (10) days of demand after we send you an invoice. Your obligations to pay the charges described in this paragraph will survive after the Contract End Date.

b. You must not disconnect or intentionally damage a smoke detector or remove the battery without immediately replacing it with a working one. **AFTER YOU MOVE IN, YOU ALONE ARE RESPONSIBLE FOR KEEPING THE SMOKE DETECTOR IN WORKING ORDER. WE ARE NOT.**

c. Except in the event of an emergency, if you have a request for repairs or services to your assigned Suite, or repairs or replacements of security devices, the request must be made at the front desk or through the online system. In case of malfunction of utilities or damage by fire, water, or similar cause, you must notify us immediately. In case of malfunction of furnace or other equipment, you must notify us in writing as soon as possible. Additionally, you are required to notify us immediately of: water leaks; electrical problems; broken glass; broken locks or latches; and any condition which you reasonably believe poses a material hazard to the health or safety of yourself or others. Once we receive notice, we will act with reasonable diligence in making repairs and reconnections, but during that time you can not stop payment or reduce payments owing under the Contract. You specifically allow us; our respective agents, employees, repairers, service agents and representatives to enter the Suite in order to conduct such repairs and reconnections (see Paragraph 15, “Right of Entry”).

d. With or without notice, we can temporarily turn off equipment and interrupt utilities to avoid Properties damage or to perform work requiring such interruption as determined in our sole judgment.

e. We will not be liable for any inconvenience, discomfort, disruptions or interference with your use of the Properties because we are making repairs, alterations or improvements to the Properties. If you request any repairs, they will be done during our usual working hours unless you request in writing that such repairs be done during other hours. If we approve such request, unless the repairs are required by an emergency, you will have to pay in advance any additional charges (such as overtime) resulting from such request.

f. In order to minimize the potential for any mold growth, you are responsible to do the following:

Keep your Suite clean – especially the bathroom(s), carpets and floors. Immediately throw away moldy food.

Remove visible moisture from windows, walls, ceilings, floors and other surfaces as soon as possible. Turn on any exhaust fans in the bathroom before you start showering. When showering, be sure to keep the shower curtain inside the tub.

Promptly notify us about heating or plumbing problems you discover and about any signs of water leaks, water infiltration or mold.

Clean any small areas of mold, which you discover on non-porous surfaces (such as ceramic tile, Formica, vinyl flooring, metal, wood or plastic). The Federal Environmental Protection Agency (EPA) recommends that you first clean the areas with soap (or detergent) and water, let the surface dry, and then within 24 hours apply a pre-mixed, spray-on-type household biocide (which should be of the non-staining variety and whose label states that it will kill mold). Always clean and apply a biocide to an area 5 or 6 times larger than any visible mold because mold may be adjacent in quantities not yet visible to the naked eye.

DO NOT CLEAN OR APPLY BIOCIDES TO: (1) visible mold on porous surfaces, such as sheetrock walls or ceilings or (2) large areas of visible mold on non-porous surfaces. Instead, notify us in writing, and we will take appropriate action.

Molds are naturally occurring microscopic organisms that reproduce by spores and have existed practically from the beginning of time. There is conflicting scientific evidence as to what constitutes a sufficient accumulation of mold which could lead to adverse health effects, nevertheless, appropriate precautions need to be taken. Compliance with these provisions will help prevent mold growth and allow both you and us to respond appropriately to conditions that could result in mold growth. If you fail to comply with these provisions, you will be held responsible for Properties damage to your Suite or any health problems that may result. We can't fix problems unless we know about them.

13. LIABILITY

Neither the Owner, Regency Tropicana LLC, their representatives, nor their respective employees, officers, directors, agents, and affiliates (collectively the "Released Parties"), will be liable to you for injury, damage, or loss to person or Properties caused by criminal conduct of other persons, including theft, burglary, assault, vandalism, or other crimes or your personal conflict with your Suitemates. THE RELEASED PARTIES ARE NOT LIABLE TO YOU FOR PERSONAL INJURY OR DAMAGE OR LOSS OF PERSON OR PERSONAL PROPERTIES FROM BURGLARY, THEFT, VANDALISM, FIRE, EARTHQUAKE, TSUNAMI, SMOKE, RAIN, FLOOD, WATER LEAKS, HAIL, ICE, SNOW, LIGHTNING, WIND, EXPLOSION, OR SURGES OR INTERRUPTION OF UTILITIES; EXCEPT TO THE EXTENT THAT SUCH INJURY, DAMAGE OR LOSS IS CAUSED BY THEIR INTENTIONAL CONDUCT. We urge you to obtain your own insurance for losses due to such causes. YOU RELEASE THE RELEASED PARTIES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS FROM ANY AND ALL CLAIMS AND/OR DAMAGE (I) FOR LOSS OR THEFT OF YOUR PERSONAL PROPERTIES, AND/OR (II) WHICH MAY ARISE OUT OF ANY ACCIDENTS OR INJURIES TO YOU, IN OR ABOUT THE PREMISES OR THE PROPERTIES, EVEN IF SUCH CLAIMS AND/OR DAMAGE IS CAUSED BY, IN WHOLE OR IN PART, THE NEGLIGENCE OR FAULT OF THE RELEASED PARTIES AND REGARDLESS OF WHETHER SUCH NEGLIGENCE OR FAULT WAS SOLE, CONCURRENT OR JOINT. YOU ASSUME FOR YOURSELF AND ALL MEMBERS OF YOUR FAMILY AND YOUR GUESTS, ANY AND ALL RISKS FROM ANY ACCIDENTS IN CONNECTION WITH USE OF THE SUITE, COMMUNITY SPACES, THE PROPERTIES, OR THE PROPERTIES'S RECREATIONAL FACILITIES OR AREAS, IT BEING UNDERSTOOD THAT ALL SUCH AREAS AND FACILITIES ARE GRATUITOUSLY SUPPLIED FOR YOUR USE, AND AT THE USER'S SOLE RISK.

14. CASUALTY LOSS

If in our reasonable judgment, fire or other casualty materially damages the Suite, Community Spaces or the Properties, we may terminate this Contract within a reasonable time after such determination by giving you written notice. If we terminate the Contract, and you did not cause the loss, we will refund prorated, prepaid payments and all deposits(s), less lawful deductions, which may be provided in the Contract. If we determine that material damage has not been caused to the Suite, Community Spaces or the Properties, or, if we have elected not to terminate the Contract, we will, within a reasonable time, rebuild the damaged improvements. During such reconstruction, there shall be a reasonable reduction of payments owing for the unusable portion of the Suite, Community Spaces, or Properties unless you or your guests are the cause of the fire or other casualty.

15. NO PETS

Except as required by law, no pets, except fish in tanks that hold less than 10 gallons and approved service animals, are allowed (even temporarily) in any student suite at the Properties. "Pets" include all mammals, reptiles, amphibians, birds, fish in tanks that hold more than 10 gallons and insects. Feeding stray or unauthorized pets is prohibited. If you or your guests, with or without knowledge, violate the above you may be charged a \$300.00 pet fee, evicted, and/or subject to other remedies provided in the Contract. We may remove your unauthorized pet if we provide written notice of our intent to remove the pet. We may turn the pet over to a humane society or local authority. We will return the pet to you upon request if it has not already been turned over to a humane society or local authority. We have no lien on the pet for any purpose; but you agree to pay for reasonable care and kenneling charges for such pet. If you do not pick up the pet within two (2) days after removal, the pet shall be deemed abandoned.

16. RIGHT OF ENTRY

Owner, its officers, employees, and agents reserve the right to enter your Suite, including your bedroom, as allowed by and pursuant to the provisions of California Civil Code section 1954. Owner, its officers, employees, and agents have the right to enter the assigned Suite for the purpose of inspection and repair, preservation of health, safety, noise, recovery of Tropicana property, and for suspected community policy violations. Owner, its officers, employees, and agents may enter the Suite for other reasons in the presence of any of the residents of the Suite. Owner reserves the right to reenter the premises without prior notice when Owner determines it necessary for health and safety reasons or to insure compliance with the provisions in this agreement or other Tropicana Student Living Community Policies.

17. DEFAULT

You are in violation of the terms of the Contract if:

- a. You fail to timely make payments owing under the Contract;
- b. You, any occupants approved by Owner, or your guests breach, either knowingly or unknowingly, the Contract or any addenda to it, the Community Policies, any rules, or fire, health or criminal laws, regardless of whether arrest or conviction occurs;
- c. You fail to move into the Suite after completion of all required documentation, or, if you abandon the Suite (that is, you appear to have moved out before the Contract End Date, clothes and personal belongings have been substantially moved out and you have not been in your Suite for 5 consecutive days);
- d. You or the Guarantor have made any false statement or misrepresentation on any information provided to us, which includes the application you submitted;
- e. You or your guest are arrested for a felony offense involving actual or potential physical harm to a person, or a felony or misdemeanor offense involving possession, manufacture or delivery of a controlled substance, marijuana (including medical marijuana), or illegal drug paraphernalia as defined in applicable law;
- f. Any illegal drugs (including medical marijuana) or illegal drug paraphernalia are found in your assigned Suite (whether or not we can establish possession);
- g. You fail to pay any sanction, charge, or penalty within ten (10) days after it is levied in accordance with the Contract or the Community Policies.
- h. You are unable or show a refusal to adjust to the concept and requirements of living in a student residential environment.

18. REMEDIES

If you are in violation of the terms of the Contract we can, without demand or notice (other than as provided in this paragraph) and in addition to other remedies allowed by law:

- a. Collect any sanction imposed by the Contract, the Community Policies or hearing officer in a judicial hearing;
- b. Sue to collect past due payments and any other damages we have incurred because of your violating the terms of the Contract;
- c. Terminate your right to use the Properties, but not terminate the Contract or end your monetary obligation under the Contract;
- d. Sue to collect all unpaid sums owing under the Contract and other sums which would become due until the Contract End Date or until another person takes occupancy (and then, we can still recover from you the difference between the payments you were supposed to pay and the payments actually paid by any new resident together with the administrative charge of \$500.00);
- e. Terminate the Contract and your right to use the Properties;
- f. Report all violations to credit reporting agencies;
- g. Accelerate the remainder of the payments due under the Contract through the Contract End Date; or
- h. Notwithstanding the fact that the Contract creates a licensor or licensee relationship between Owner and Student, Owner and Student agree that Owner has all remedies set forth in California Civil Code section 1951.2 and 1951.4 including but not limited to:

Upon a breach of the Contract by Student, Owner may terminate the Contract in which case the damages which Owner may collect include the worth at the time of the award of the amount by which the unpaid sums for the balance of the term of the Contract, after the time of the award, or for any shorter period of time specified in the Contract, exceed the amount of such loss for the same period that the Student proves could be reasonably avoided.

Upon a breach of the Contract by Student, Owner may continue the Contract in effect in which case the Owner also has the remedy described in California Civil Code section 1951.4. Owner may continue the Contract in effect after Student's breach and abandonment and recover sums owing under the Contract as they become due, provided Student has a right to sublet or assign, subject only to reasonable limitations.

In the event Owner elects to terminate Student's Contract, due to Student's breach, owner will refer to the contract termination rules set forth in Section 8.

Owner may, at Owner's sole discretion, exercise any of the remedies set forth above, or any combination thereof. Additionally, and notwithstanding the fact that such remedies are not set forth above, Owner has all other remedies allowed by law arising out of Student's breach of the Contract.

Student and Owner agree that, upon receipt of Student's Contract, and prior to Owner executing the Contract, Owner will spend considerable time and expense in reviewing Student's Contract and verifying the information Student has provided. Owner will be doing so in reliance that Student will not terminate the Contract prior to Owner executing the Contract. However, if Student terminates the Contract prior to Owner executing the Contract, Owner may deduct, from the sums tendered to Owner, the sum of \$500 which sum Student and Owner agree is the reasonable cost Owner will incur in processing Student's Contract and verifying the information provided by Student to Owner.

Owner has the foregoing remedies notwithstanding the fact that Student and Owner acknowledge and understand that the Contract creates a Licensor/Licensee relationship as opposed to a Landlord/Tenant relationship.

19. CUMULATIVE REMEDIES

The exercise of any remedy by us shall not be deemed to exclude or waive the right to exercise any other right or remedy which we might have. After we give you notice to leave the Suite and Community Spaces, even if we accept payments or other sums due, such acceptance does not waive or diminish our continuing rights.

20. SUBORDINATION AND RIGHT TO ENCUMBER

The lien of any lender(s) on the Properties which includes, but is not limited to, your Suite and the Community Spaces, will be superior to your rights under the Contract. Therefore, if we violate the loan and the lender takes over ownership, it can end your Contract or it may elect to continue your Contract, in which event you will continue to perform your obligations under the Contract and will look to such lender as the Owner. It is at the discretion of the holder of the mortgage documents. Your rights under your Contract are therefore subject to the rights of the lender(s) on the Properties which includes, but is not limited to, your Suite and the Community Spaces. If we request, you agree to sign any document confirming the subordinate status of your Contract and your agreement under this paragraph and you appoint us as your attorney in fact to execute any such document for and in your name.

21. SALES

Any sale of the Properties shall not affect the Contract or any of your obligations, but upon such sale we will be released from all of our obligations under the Contract and the new owner of the Properties will be responsible for the performance of the duties of "Owner" from and after the date of such sale.

22. STUDENT INFORMATION

If you or the Guarantor has supplied information to us by means of a rental application or similar instrument, you represent that all such information is true and correct and was given by you and Guarantor voluntarily and knowingly. If someone requests information on you or your rental history for law enforcement, governmental of business purposes, we can provide such information without notice to you or any further consent.

23. GENERAL

Time is of the Essence in the performance of all matters under the Contract. Your execution of the Contract confirms that no oral promises, representations or agreements have been made by us or any of our representatives. Our representatives (including management and leasing personnel, employees, and other agents) have no authority to waive, amend or terminate the Contract or Community Policies or any part thereof and have no authority to make promises, representations or agreements which impose duties of security or other obligations upon the Owner unless done in writing and signed by Owner. All Contract obligations are to be performed in the county where the Properties is located. Unless the Contract states otherwise, all sums owed by you are due upon demand. Owner's delay or non-enforcement of Owner's rights shall not be a waiver under any circumstances of Owner's future right to enforce such rights.

24. SEVERABILITY

If any clause or provision of the Contract is held to be illegal, invalid, or unenforceable, or the application to any person or circumstance shall to any extent be illegal, invalid or unenforceable under present or future laws effective during the term of the Contract, then it is the express intention of the parties that the remainder of the Contract, or the application of such clause or provision other than to those as to which it is held illegal, invalid or unenforceable shall not be affected thereby, and each clause or provision thereof shall be legal, valid and enforceable to the fullest extent permitted by law.

25. LIABILITY OF OWNER

If Owner violates the Contract Owner's liability is limited to the total owing by Student as set forth in the Contract, but before you bring any action against us you first have to give us written notice of the nature of our violation and allow us thirty (30) days to cure it.

26. SAFETY

YOU MUST EXERCISE DUE CARE FOR YOUR AND OTHER'S SAFETY AND SECURITY. PLEASE READ THE SECURITY GUIDELINES in the Tropicana Student Handbook. None of our

safety measures are an express or implied warranty of security or are a guarantee against crime or of a reduced risk of crime. We are not liable to you for injury, damage, or loss to person or Properties caused by criminal conduct of other persons. We are not obligated to furnish security personnel, security lighting, security gates or fences, or other forms of security and we may discontinue any such items provided at any time without notice.

27. METHOD OF NOTICE

All “notices” to Owner must be in writing and either hand delivered or sent by U.S. certified mail, return receipt requested, postage prepaid, to one of two locations: Tropicana Gardens, 6585 El Colegio Road, Goleta, California, 93117-4600 or Tropicana Del Norte, 6525 El Colegio Road, Goleta, California, 93117-4600.

28. SPECIAL PROVISIONS

The following special provisions have been added to and are a part of the Contract: the Tropicana Student Living Photograph and Video Release and the Tropicana Student Living Internet Acceptable Use Policy. Wherever the word “Contract” is used it means and refers, collectively, to the Tropicana Contract, and the Community Policies that are outlined in the Student Handbook posted on the web site.

29. CONTRACT RENEWAL

If you intend to renew your Contract, you must renew your Contract by the published renewal deadline set forth by Owner. If you miss the deadline you may still renew your Contract but may be required to relocate to a different Suite and/or assigned bed.

30. ATTORNEYS’ FEES

In any action to enforce the terms of the Contract, the prevailing party shall be entitled to recover its costs and expenses including, but not limited to, actual attorneys’ fees and expenses incurred in connection herewith.

31. MEAGAN’S LAW DISCLOSURE

NOTICE: The California Department of Justice, Sheriff’s Department, Police Departments serving jurisdictions of 200,000 or more and many other local law enforcement authorities maintain for public access a database of the locations of persons required to register pursuant to paragraphs (1) of subdivision (a) of Section 290.4 of the Penal Code. The database is updated on a quarterly basis and a source of information about the presence of these individuals in any neighborhood. The Department of Justice also maintains a Sex Offender Identification Line through which inquiries about individuals may be made. This is a “900” telephone service. Callers must have specific information about individuals they are checking. Information regarding neighborhoods is not available through the “900” telephone service.

32. GOVERNING LAW

The Contract is governed by and to be construed in accordance with the Laws of the State of California and the ordinances of the County of Santa Barbara, State of California. Any actions brought with respect to this Contract shall be filed in the Superior Court in and for the County of Santa Barbara, State of California.

33. LEAD WARNING STATEMENT

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not properly managed. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Owners must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Students must also receive a federally approved pamphlet on lead poisoning prevention.

Owners Disclosure (Initial where appropriate):

Owner has no knowledge of lead-based and/or lead-based paint hazards on the Properties.

Owner has no reports or records pertaining to lead-based paint and/or lead-based paint hazards on the Properties.

Owner has knowledge of lead-based paint and/or lead-based paint hazards that are present on the Properties and has provided the Student with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards on the Properties.

34. OWNER AND RENTAL AGENT DISCLOSURES

The name, telephone number and usual street address of the authorized manager of the Properties is:

Regency Tropicana LLC, doing business as Tropicana Del Norte, Phone: (805) 968-0351 Address: 6525 El Colegio Road, Goleta, CA 93117

The name, telephone number and street address of a person who is authorized to act for and on behalf of the Owner of the Properties and to whom notices and demands may be submitted to is:

Ben Sample, Phone (805) 968-0351 Address: 6525 El Colegio Road, Goleta, CA 93117

35. SAFE DRINKING WATER AND TOXIC ENVIRONMENTAL ACT

The Safe Drinking Water and Toxic Environmental Act of 1986 require that most businesses in the State of California provide warnings to patrons or guests about the presence of chemicals that have the potential to cause cancer or birth defects. Owner will be posting, or has already posted, those warnings on the Properties. The substances that might cause cancer on and about the Properties include automobile exhaust fumes, barbecue smoke and fumes, tobacco smoke, maintenance supplies, landscaping chemicals and cleaning supplies. Owner has no knowledge that there are levels of any substances ordinarily present on the Properties that will cause cancer or birth defects. However, Owner has not tested the level of any of these potential sources, so Owner cannot with certainty say that such levels do not exist.

36. UNIVERSITY JURISDICTION & RELEASE OF INFORMATION

Owner may request that University jurisdiction may apply to occupants at Tropicana. Alleged or supposed policy violations involving Student or his/her guests or visitors is perceived to have an impact on the Student life community or the greater University/College community including, but not limited to, the following violations: (1) rape or sexual assault; (2) arson that causes major damage or endangers the safety of Students; (3) drug possession/dealing or drug production that would constitute a infraction misdemeanor or felony in the criminal justice system; (4) any other offense deemed by the judicial affairs office to warrant review may be referred to the Dean of Students Office at the Student's respective institution. Owner may, if applicable, take action as allowed by the Contract including those remedies set forth in paragraph 18 of this Contract. If a case is heard by UCSB or SBCC and it is decided that grounds do not exist for a finding of guilt, the Owner's action under the Student's Contract will not be affected. The decision to request that University jurisdiction apply is at the sole and exclusive discretion of Owner.

Student consents to the release of information regarding any alleged or supposed policy violations to the Dean of Student's office at the Student's respective institution (SBCC and/or UCSB).

37. MASS COMMUNICATION

Tropicana may select to send mass emergency and non-emergency information to all of our residents. Emergency information may be sent to inform students of critical information regarding the emergency. All students who live at Tropicana will automatically be sent this information to email addresses on files, cell phones and text messages. Non-emergency information may be sent informing students of upcoming events and activities, building maintenance issues, etc. Please be aware that by signing this contract, you are agreeing to "opt-in" and pay for all fees associated with receiving these communications.

38. GUARANTY

Guarantor absolutely and unconditionally guarantees to Owner the timely payment of all sums Student may at any time owe under this Contract or any extensions, renewals or modifications of the Contract. Guarantor further guarantees to Owner the full, faithful and timely performance by Student of this

Contract, or any extensions, renewals or modifications of the Contract. If Student shall default at any time in the payment of sums, costs or charges, or in the performance of any covenant or obligation under this Contract, then Guarantor, at Guarantor's expense, shall on demand by Owner fully and promptly pay all sums, fees, charges and costs to be paid and perform all other covenants and obligations to be performed by Student pursuant to the terms of this Contract. In addition, Guarantor shall, on demand by Owner, pay to Owner all sums due to Owner, including, without limitation, all interest on past due obligations of Student, costs advanced by Owner, damages and all expenses (including, without limitation, court costs and reasonable attorney fees) that may arise out of this Contract. Guarantor authorizes Owner, without notice or demand and without effecting Guarantor's liability under the Guaranty, to: (a) consent to any extensions, accelerations or other changes in the time for any payment provided in this Contract, or consent to any other alteration or any covenant, term or condition of this Contract in any respect and to consent to any assignment, subletting or reassignment of this Contract; (b) take and hold security for any payment provided in this Contract or for the performance of any covenant, term or condition of this Contract, or exchange, waive or release any security; and (c) notwithstanding any termination, renewal or extension of this Contract, or holding over by the Student, this Guaranty shall continue until all of the covenants and obligations on the part of the Student to be performed have been fully and completely performed by Student and Guarantor shall not be released of any obligation or liability under this Guaranty so long as there is any claim against Student arising out of this Contract that has not been settled or discharged in full.

The obligation of Guarantor under this Guaranty is independent of, and may exceed the obligations of Student. A separate action, at Owner's option, may be brought and prosecuted against Guarantor, whether or not any action is first or subsequently brought against Student, or whether or not Student is joined in any action, and Guarantor may be joined in any action or proceeding commenced by Owner against Student arising out of or in connection with, or based upon this Contract. Additionally, and at Owner's option, Owner may bind Guarantor to any judgment entered against Student as allowed by the provisions of California Code of Civil Procedure section 989. Guarantor waives any right to, (a) require Owner to proceed against the Student or any other person or entity or pursue any other remedy in Owner's power; (b) complain of delay in the enforcement of Owner's rights under this Contract; and (c) require Owner to proceed against or exhaust any security held from Student or Guarantor. Guarantor waives any defenses arising by reason of any disability or other defense of Student or by reason of the cessation from any cause of the liability of Student. Guarantor waives all demands upon and notices to Student and to Guarantor, including, without limitation, demands for performance, and notices of non-performance, notices of non-payment, and notices of acceptance of this Guaranty of Contract.

END OF CONTRACT

TROPICANA STUDENT LIVING INTERNET SERVICES AND COMMUNICATION POLICY 2016-2017

- Tropicana Student Living has established email as a primary vehicle for official communication with residents. All Tropicana Student Living communications sent via email will be sent to the email address provided in the contract (unless updated by the resident). Tropicana Student Living expects that students will receive and read email in a timely manner. Residents are expected to maintain their accounts and check their email daily so that new mail will be properly received and read. **A student's failure to receive and read Tropicana Student Living communications delivered to his/her email address in a timely manner does not absolve that student from knowing and complying with the content of such communications.**
- Network services and wiring may not be modified or extended beyond the area of their intended use. This applies to all network, hardware, and in-room data jacks.
- The network may not be used to provide computer services or Internet access to anyone outside of Tropicana Student Living for any purpose.
- Tropicana Student Living specific or commercially obtained network resources may not be retransmitted outside of the Tropicana Student Living community.
- The network is a shared resource. Thus network use of applications which inhibit or interfere with the use of the network by others is not permitted (for example, applications which use an unusually high portion of the bandwidth for extended periods of time, thus inhibiting the use of the network by others, is not permitted). Users may be asked to cease any system activity that directly or indirectly creates interference and/or hinders administration of the network.
- Interference and administration of the network.
- The network may not be used for any commercial purposes.
- Wireless network cards used to connect to the Tropicana Student Living network are allowed. Wireless access points, wireless telephones, and other devices that use 2.4 GHz are discouraged.
- Network connections may not be used to monitor network data or devices by means of hardware or software applications.
- Forgery or other misrepresentation of one's identity via electronic or any other form of communication, including alteration of IP addresses and Ethernet hardware addresses, is a violation of Tropicana Student Living Policy. Prosecution under State and Federal laws may also apply.
- Inappropriate access of computer networks, use of passwords not obtained through proper procedures, and disruptive activity on computer systems are considered a violation of Tropicana Student Living's network policy. Prosecution under State and Federal laws may also apply.
- Use of network resources is governed by Tropicana Student Living Policies. Non-resident users (i.e. guests) are also expected to abide by the spirit of these policies and all guidelines mentioned herein when using these resources. Residents are responsible for any guest violations of this Acceptable Use Policy.
- Failure to comply with any of the above policies may result in termination of in-room network services, disciplinary action including eviction, and/or criminal prosecution.
- Tropicana Student Living reserves the right to terminate any in-room connection without notice should it be determined that network traffic generated from said connection drastically inhibits or interferes with the use of the network by others.
- Student violations of the above policies will be handled through Tropicana Student Living management; other violations will be referred, as appropriate, to law enforcement officials.
- In accordance with Tropicana Student Living guidelines and/or court orders, files and transmissions may be subject to search and examination by system administrators or employees as required to protect users and the integrity of computer systems such as those that are suspected to be involved in unauthorized use or misuse, or that have been corrupted or damaged.

Questions about this policy or whether a particular activity would violate it should be addressed to Tropicana Student Living's Management.

**TROPICANA STUDENT LIVING
PHOTOGRAPH AND VIDEO RELEASE 2016-2017**

You give your permission to us to use any photograph or photographic image taken of you while you are in any public spaces, grounds, offices at Tropicana Gardens, Tropicana Del Norte or Tropicana Villas or any Community sponsored events in the Community or otherwise. You understand that your photograph or photographic image will be used for nothing other than legitimate business purposes. You hereby grant Tropicana Gardens, Tropicana Del Norte, Tropicana Villas and Tropicana Student Organization as well as those acting with its authority and permission, the irrevocable and unrestricted right and permission to copyright, in its own name or otherwise, and use, re-use, publish, and re-publish photographic portraits or pictures of you or in which you may be included, in whole or in part, or composite or distorted in character or form, without restriction as to changes or alterations, in conjunction with your own or a fictitious name, or reproductions thereof in color or otherwise, made through any medium, and in any and all media now or hereafter known for illustration, promotion, art, editorial, advertising, trade, or any other legal purpose whatsoever. You also consent to the use of any printed matter in conjunction therewith. You hereby waive any right that you may have to inspect or approve the finished product and the advertising copy or other matter that may be used in connection therewith or the use to which it may be applied. You hereby release, discharge, and agree to hold harmless Tropicana Gardens, Tropicana Del Norte, Tropicana Villas and the Tropicana Student Organization, and all persons acting under its permission or authority from any liability by virtue of any blurring, distortion, alteration, optical illusion, or use in composite form, whether intentional or otherwise, that may occur or be produced in taking said picture or in any subsequent processing thereof, as well as any publication forever discharge Tropicana Gardens, Tropicana Del Norte, Tropicana Villas and Tropicana Student Organization, its officers, employees, attorneys, representatives, insurers and assigns from any and all demands, cause of action and/or judgments of whatsoever nature of character, past or future, known or unknown, whether in contract or in tort, whether for personal injuries, property damage, payments, fees, expenses, accounts receivable, credit, refunds, or any other monies due or to become due, or damages of any kind or nature, and whether arising from common law or statute, arising out of, in any way, the use of your photograph or photographic image. This release contains the entire agreement on this subject matter between the parties and will be binding upon and inure to the benefit of the successors and assigns of the undersigned.

UCSB 2016-2017 ACADEMIC YEAR CALENDAR

FALL QUARTER - 2016

September 18	Sunday	UCSB Move in begins at 9:00 am
September 22	Thursday	UCSB Classes begin
November 11	Friday	Academic Holiday - Holiday Meal Schedule
November 23	Wednesday	Thanksgiving break begins; last meal lunch Tropicana Del Norte closes at 5:00 pm
November 27	Sunday	Tropicana Del Norte reopens at 1:00 pm
November 28	Monday	Instruction resumes; meals begin with breakfast
December 9	Friday	Fall quarter ends; last meal lunch Tropicana Del Norte closes at 5:00 pm

WINTER QUARTER – 2017

January 8	Sunday	Tropicana reopens at 1:00 pm
January 9	Monday	UCSB Classes begin, meals begin with breakfast
January 16	Monday	Academic Holiday – Holiday Meal Schedule
February 20	Monday	Academic Holiday – Holiday Meal Schedule
March 24	Friday	UCSB Spring Break begins; last meal lunch Tropicana Del Norte closes for UCSB students at 5:00 pm

SPRING QUARTER - 2017

April 2	Sunday	Tropicana reopens at 1:00 pm for UCSB Students
April 3	Monday	Instruction resumes; UCSB meals begin with breakfast
May 29	Monday	Academic Holiday – Holiday Meal Schedule
June 16	Friday	Spring Quarter Ends; Last meal dinner
June 17	Saturday	Tropicana Del Norte closes at 1:00 pm

This calendar is based on the academic and administrative calendar published by UCSB and is subject to change.

The total contract rate for a contract term is based on the billable days students are “in-house”. The billable days DO NOT include the days of Thanksgiving, Winter or Spring break.

The total contract rate is divided into installment payments based on room type. The payment schedule is listed on the Room Preferences tab – Step 4 of the contract.

Tropicana Del Norte - UCSB Resident Profile 2016-2017

Please Print Clearly

Last Name:	First Name:	M.I.:	Cell Phone: ()	
Permanent Address:	Street:	City:	State:	ZIP:
Male or Female (Circle one please)	Birth Date: / /		Email:	
Student Status for NEXT year: (Circle one please)	Freshman	Sophomore	Junior	Senior Other: _____
I will be a: (Circle one please)	New Resident	Returning Resident	Transfer Student	International Student
I am an athlete: (Circle one please)	Yes	No	What team:	

Please make sure the following questions are filled out **BY THE STUDENT**, not the guarantor. This information will help in assisting the Tropicana Del Norte staff in placing you in the suite that we feel will best suit your needs while living at Tropicana Del Norte. Every effort will be made to accommodate your request, but we do not and cannot guarantee that your preferences can or will be accommodated.

Do you smoke?	Never	Sometimes	Daily	
How would you describe yourself?	Reserved and Shy	Moderate	Social Butterfly	
How often do you watch tv/play video games?	Never	Sometimes	Moderately	Often Very Often
How often do you expect to entertain guests?	Rarely	Sometimes	Moderately	Often Frequently
How often do you plan to study?	Never	Sometimes	Moderately	Often Daily
How often do you clean?	Never	Sometimes	Moderately	Often Very Often
How loud of a person do you tend to be?	Extremely Quiet	Somewhat Quiet	Loud	Extremely Loud
Rate yourself as to how clean you are:	Messy	Somewhat Messy	Somewhat Clean	Very Clean
Are you an morning or a night person?	Morning		Night	
I choose to live	_____ an alcohol free lifestyle		_____ a drug free lifestyle	
I am interested in living with	_____ freshmen	_____ continuing or transfer students	_____ International students	_____ athletes

Roommate Request

Tropicana Student Living works hard to honor suitemate requests, but we are unable to guarantee requests. It is MANDATORY that all parties request each other to be placed together. Example: If John and Steve want to live together, BOTH John and Steve need to fill this section out AND request each other. If either person does not fill out this section, we will NOT place you as roommates, as you BOTH did not request to live with one another.

_____ YES, I do have suitemate requests. If you answer yes, please fill out the information listed below completely.	_____ NO, I do not have any suitemate requests.
Most preferred Suitemate:	1. First, Last Name: _____
	2. First, Last Name: _____
	3. First, Last Name: _____
Least Preferred Suitemate:	5. First, Last Name: _____