

AT 92ND STREET Y

1395 Lexington Avenue / New York, NY 10128 / www.92Y.org
t: 212.415.5650 / f: 212.415.5578 / e: 92Yresidence@92Y.org

Rules & Regulations

You and 92nd Street Y share a mutual responsibility to ensure a dignified, respectable and constructive experience in group living. We do our best to provide a congenial, comfortable and cultural atmosphere, and we expect you to cooperate by helping us to achieve and maintain these benefits.

To help you become fully aware of the procedures and the regulations, please read the following sections carefully. After you have read the Regulations, sign a copy and return it to the Residence Department with your application. This document memorializes the respective legal obligations between you and 92nd Street Y.

**PLEASE PRINT OUT TWO COPIES OF THIS FORM:
SIGN AND RETURN ONE COPY
TO THE RESIDENCE DEPARTMENT,
AND KEEP THE OTHER COPY FOR YOURSELF.**

I. ROOM OCCUPANCY

1. Minimum individual residence is one month (except by special arrangement). The maximum residence is one year.
2. No other person may use your room, nor any other bed in your room, without the prior written consent of the Residence Department. You cannot sublet or assign the rights to your room.
3. Residents of double rooms must not occupy or intrude upon the other half of the room, otherwise they will be charged for use of both halves.
4. Guests (accompanied by resident) are permitted in the residence:
Sun-Thu, 12 pm-11 pm
Fri, 12 pm-2 am
Sat, 12 pm-3 am

Guests must sign in at the Security Desk, showing some valid identification, e.g., driver's license, credit card, or school ID card, to the guard. Guests without proper identification are not permitted.

The propriety and sufficiency of the identification is within the sole discretion of 92nd Street Y. Upon departure, guests must sign out at the same place. The resident must escort guests in and out of the building and is responsible for the guest's signing in and out.

5. Overnight guests (no minors) are permitted as a courtesy to residents; arrangements must be made with the Residence Department for one guest to stay for not more than three nights in a seven-day period, four nights if Saturday is included. There is a fee of approximately \$15/night for a guest. Guests will be issued a guest pass. Upon request, linens and a mattress will be provided to the overnight guest as inventory allows. Arrangements must be made prior to 3 pm of the business day you wish to have a guest. **Overnight guests must always be accompanied by the resident host while in the building.**

6. Room keys must not be duplicated or replaced by residents, nor may they be loaned to anyone else, including friends or other residents. Keys should not be left in mailboxes. 92nd Street Y is not responsible for any loss or damage as a result of a key left in a mailbox.
7. You are provided with weekly maid service, at which time you are provided with fresh bed linen.
8. No furniture other than that supplied by 92nd Street Y may be brought into the room without prior permission of the Residence Department. The existing room furniture may not be moved from its present position. Room fixtures, such as lamps or window blinds, may not be changed or removed.
9. Nothing may be painted on the walls. Masking tape may be used on walls, never cellophane or double-sided tape. Any damage to the walls, floors or furnishings caused by the resident, or his/her guest, will be paid by the resident.

II. CONDITIONS OF THE RESIDENCE

1. 92nd Street Y is a SMOKE-FREE FACILITY. Smoking is prohibited in all areas of the building, including Residence rooms. Failure to comply will result in fines and possible eviction.
2. The possession or use of illegal drugs, or those not prescribed by a physician and deemed harmful or injurious by medical authorities, is not permitted.
3. Alcoholic beverages are not permitted anywhere in the residence.
4. Explosives and/or firearms may not be brought into 92nd Street Y.
5. In observance of the Kasruth (Jewish dietary laws), pork products and shellfish may not be brought into 92nd Street Y.
6. The use of electric cooking, heating and toasting appliances in a residents' room is forbidden by 92nd Street Y and the NYC Fire Department. Such equipment will be removed without notice. Personal refrigerators not larger than two cubic feet are permitted.
7. Nothing is to be kept on or hung from the outside ledges of windows.
8. Debris, garbage and other objects may not be thrown from the windows, as this is a tremendous hazard.
9. 92nd Street Y is not responsible for any items that are lost, stolen or damaged from/in a resident's room. Valuables should be locked inside the closet. A limited amount of space is available in our Accounting Office Safe (accessible Mon-Fri, 10 am-4 pm only) for keeping small envelopes containing cash money, passports, airline tickets, etc. Please ask our office staff for more details.
10. While the 92Y Residence screens each applicant, we do not vouch for the behavior of any of our residents.

continued

11. Complaints relating to the residence and/or its residents should be reported in writing to the Residence Department. Urgent matters should be reported by calling the Residence Department during regular business hours, Sun 10 am-5 pm, Mon-Thu 9 am-7 pm, Fri 9 am-5 pm, or by contacting the security guards in the 92nd Street Y lobby at 212.415.5592.
12. Quiet is to prevail on residence floors at all times between 11 pm and 8 am so as not to disturb other residents who may be sleeping or studying. No calls in the hallways are permitted between these hours.
13. Residents who practice musical instruments may contact the School of Music in order to make arrangements for the use of practice rooms. The practicing of musical instruments in residents' rooms is prohibited.
14. Residents may not use the name of 92nd Street Y in any way for business purposes or in any form of advertising or conduct business in the residence.
15. Except for personal messages, such as telephone calls and appointments, no other written materials, such as printed handbills, solicitations or posters, shall be placed on the door of the resident's room. Bulletin boards are provided on each floor for appropriate postings, which must have prior approval of the Residence Department.
16. Residents must show their 92nd Street Y identification cards every time they enter the building.
17. No locks other than those provided by 92nd Street Y may be installed by or for a resident on any room or closet door.
18. Residents may not use any room or space in 92nd Street Y other than their own for meetings or gatherings without prior permission of the Residence Department.
19. The roofs of 92nd Street Y in both the north and south buildings are totally **OFF LIMITS**.
20. Bicycles may not be brought up to or stored in resident rooms. Residents must use the space in the bicycle rack, fourth floor, south building.
21. Each resident is responsible for checking his or her assigned mailbox daily, since any messages from 92nd Street Y or outside sources will be left there.
22. No pets are permitted in the Residence.
23. Authorized employees of 92nd Street Y have the right to enter rooms for valid business purposes.
24. Residents of this building shall not engage in objectionable conduct. Objectionable conduct is behavior that makes or will make the building less fit to live in for you or other residents. Such objectionable conduct also includes, but is not limited to, anything which interferes with the rights of others to properly and peacefully enjoy their rooms, or causes conditions that are dangerous, hazardous, unsanitary and/or detrimental to other residents, employees and guests in the building. Alcohol and illegal drugs are also strictly prohibited.

III. FINANCIAL RESPONSIBILITIES

1. Rent payments are usually on a monthly basis, with advance payment due on or about the first day of the month. No bill will be issued. It is the responsibility of the resident to make payments

directly at the Residence Department, eighth floor, north building. Major credit cards are accepted. Third-party or personal checks are not acceptable. Rent is subject to change and residents will be notified in writing of such changes. 92nd Street Y reserves the right to impose a late fee for rent not paid by the 10th of the month. Residents will be responsible for paying a penalty fee for non-sufficient funds.

2. For residents on a monthly rent schedule, a security deposit must be paid upon admission. This security deposit will be retained until the end of the period of residence. If you comply with all the terms and conditions of this agreement at the end of your residency, 92nd Street Y will return the security deposit to you. However, if you do not carry out all the terms and conditions of this agreement, including but not limited to leaving the room in good condition and giving 92nd Street Y proper notice of your intention to leave, 92nd Street Y may keep all or part of your security deposit. In addition, during the term of your residency, if you fail to pay your rent in a timely manner, 92nd Street Y may utilize your security deposit toward rent and late charges past due and owing.
3. A registration fee, payable upon moving in, is mandatory and nonrefundable.
4. Changes in departure date require prior written notice. Extensions of stays require two-week notice and approval of your request will be subject to availability. Early departures require a one-month advance notice, except for the fall semester (September through December). Fall semester bookings are for the entire fall semester only. If you depart prior to December 31, you will be required to pay the rent through to December 31.
5. Both you and 92nd Street Y agree to give up the right to trial by jury in a court action proceeding or counterclaim on any matters concerning this agreement, the relationship of you and 92nd Street Y as lessor and lessee respectively, or your use or occupancy of the room. This agreement to give up the right to a jury trial does not include claims for personal injury or property damage.

If 92nd Street Y begins any court action or proceeding against you which asks that you be compelled to move out, you cannot assert a counterclaim. If 92nd Street Y, in its reasonable discretion, is compelled to bring a court action, you are responsible to reimburse 92nd Street Y for its reasonable legal fees, court costs and expenses in conjunction with the action.

I have read the items above and agree to abide by these rules or any amendment thereof after reasonable notice. I further agree, in the event 92nd Street Y makes a determination that I have breached the rules and terminates my residence, to vacate my room within 24 hours after receiving written notice of such termination from 92nd Street Y.

Signature

Date

Print Your Name

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