

St. Petersburg College Foundation, Inc.

Housing Guidebook

Welcome to the St. Petersburg College Foundation, Inc. Housing Complex (the “Housing Complex”). The Housing Complex offers a unique opportunity for students enrolled at St. Petersburg College (“College”) to be near the College’s St. Petersburg/Gibbs Campus and to reside with fellow students to further your educational objectives. In order to facilitate the educationally oriented purposes of the Housing Complex, you will have the responsibility for living by the St. Petersburg College Foundation community standards and expectations outlined in this Housing Guidebook (“Guidebook”) and in the Housing Agreement you executed.

This Guidebook is provided to you to help you become familiar with the responsibilities you agree to as a resident in the Housing Complex. You are responsible for knowing these guidelines and regulations and for adhering to them at all times.

Application Procedure

The Housing Complex is only for full time students of the College.

Potential occupants will be required to fill out the Foundation’s Application Form to be considered for residency in the Housing Complex. The applicant will be required to submit to a criminal background check. A \$25 non-refundable application fee will be charged to potential applicants. The application fee is a processing fee and is not applied toward rental fees or other fees.

Space in the Housing Complex will be rented to qualified students on a first come first serve basis. In the event any representation made by a student on the Housing Application changes (whether for criminal conduct or otherwise), including after Student occupies the premises, Student shall immediately inform the Auxiliary Services Coordinator of such change and the Foundation reserves the right to terminate the Housing Agreement as a result of such changed circumstances.

Care of Room and Common living areas of the Housing Complex

1. Posters, pictures and other decorative objects (with the exception of dart boards) may be attached to interior surfaces of rooms but not in the common areas with the understanding that Students will be financially responsible for the resulting damages. Students may not make alterations or improvements to the Housing Complex including, but not limited to, painting or installation of cabinets, wall mounts, or paneling.
2. Furniture and equipment in the apartments are inventoried and may not be relocated or removed from a designated area, temporarily or permanently, without

- authorization from the Auxiliary Services Coordinator. All such furniture and equipment may only be utilized for its intended purpose
3. Waterbeds, fish tanks and open flames such as candles are not allowed in the Housing Complex.
 4. Students are not allowed access to other student's rooms or spaces without their explicit permission.
 5. Trash must be disposed of in the appropriate outside receptacles.
 6. Apartment keys are not to be duplicated or loaned. Students are prohibited from placing their own locks on individual doors.
 7. Students may not place signs, posters, flags, paint or any other materials in or on windows that can be seen from the outside of the Housing Complex.
 8. Students are not permitted to maintain at the Housing Complex materials which are hazardous or that may unreasonably increase the danger of fire or explosion at the Housing Complex, including fireworks.
 9. No weapons of any kind are permitted at the Housing Complex. This includes, but is not limited to, guns, firearms, tasers, pellet guns, paintball guns and swords.
 10. Students are not permitted to place signs, flags or other materials in the common areas, yard or other places outside the building.
 11. Smoking is prohibited inside the Housing Complex.
 12. Possession of drugs or drug paraphernalia is strictly prohibited

Pets

Pets are not permitted in or upon the Housing Complex.

Insurance and Personal Belongings

The St. Petersburg College Foundation, Inc. is not responsible for loss or damage to personal property from any cause, therefore students should check to see if their belongings are covered by their family's homeowner's insurance policy. If this is not the case the student may wish to purchase rental insurance.

Noise and Behavior

Student acknowledges that he/she may be sharing space with other students at the Housing Complex. Student shall at all times be respectful and courteous to the other occupants of the Housing Complex. Students are prohibited from engaging in conduct which is deemed by the Auxiliary Services Coordinator to be threatening, disruptive, abusive, or a danger to the health, safety or welfare of the other students. Students shall refrain from playing music or other electronic devices at decibel levels which would be considered excessive by a reasonable person. Students shall not use the property of another student without his/her express consent. In the event a student has a complaint regarding another student occupying the Housing Complex, the complaining student shall contact the Auxiliary Services Coordinator who will investigate the complaint and take appropriate action as determined in the Coordinator's sole discretion.

Repair and maintenance

Students shall report any required maintenance or repairs to David Beecham, Auxiliary Services Coordinator, whose phone number is 727-341-3312.

Adherence to Laws and Ordinances

Student shall comply with all applicable laws, codes, ordinances and regulations of any federal, state, county, municipal authorities or other governmental or quasi-governmental organizations having authority over the Housing Complex or the use or occupancy thereof.

Use of the Housing Complex

Student shall use and occupy the Housing Complex as a residence and for no other purpose. Student is prohibited from using the Housing Complex to operate a business.

Guests and Invitees

All guests and invitees are subject to the same terms, conditions and restrictions as Student with respect to the Housing Complex. The Foundation reserves the right to prohibit guests or invitees from coming upon the premises when such guest or invitee has violated any of the terms, conditions and restrictions of these Guidelines or the Housing Agreement. Student is responsible for the conduct and actions of Student's guests or invitees to the Housing Complex and any damages to the Housing Complex or losses incurred by Foundation due to the actions of Student's guests or invitees.

Alcohol

The possession and consumption of alcohol is a privilege provided to those of legal age residing in the Housing Complex with certain restrictions. These restrictions are designed to ensure the safety and well being of all residents. Any behavior deemed disruptive that interferes with the rights of other students residing in the Housing Complex due to alcohol consumption may result in termination of the Student's Housing Agreement. Disruptive behavior includes violations of the requirements of the **Noise and Behavior** section set forth above. Students may not serve or permit the consumption of alcohol by guests or other students who are younger than 21 years of age. Kegs or large vessels that contain alcoholic beverages are strictly prohibited on the Housing Complex premises.

Auxiliary Services Coordinator Contact Information:

David Beecham, Auxiliary Services Coordinator.
P.O. Box 13489, St. Petersburg, Florida, 33733
Phone: 727-341-3312
Beecham.David@spcollege.edu