



SHARED HOUSING PROGRAM

NORTHERN CALIFORNIA

ISP offers students the opportunity to live in local homes that have been converted to student housing. Students will share a bedroom and bathroom with another student. In most cases, there is a landlord living on site. Some landlords have pets. There are typically 1 to 8 students living in each unit.

- One-time placement fee of \$350 per student
• \$1225 per student per month
• \$250 damage deposit (Returned if no damage or cleaning is necessary)
• Private bedroom
• Furnished: bed, desk, lamp, kitchen dishes, pots, pans. Students need to provide their own linens and pillow
• Kitchen use

Lease Terms: All students must sign up for the lease term of 9/1/19-1/1/20 and prepay the placement fee, airport pickup (if requested), and the deposit with the completed application. The monthly rent will be billed upon receipt of the application and must be prepaid 21 days before arrival. Shared housing may be co-ed and students must be comfortable living with the opposite gender. All students take the bus to school. The shared housing units are within a 30-60 minute bus ride to school.

LEASE DURATION

Students have lease duration of 4 months. Students may extend their lease if requested.

APPLICATION PROCEDURE

- Complete the ISP Shared Housing Application and include a recent, smiling photograph.
• Sign and complete the Shared Housing Guidelines included in the application.
• If your application is sent to ISP within 21 days of your arrival date, there is a late fee of \$75 and within 7 days, \$100.

Table with 2 columns: Fees That Are Paid by Credit Card, Fees That Are Billed To Student. Rows include: \$350 Placement fee, \$175 Airport Pickup fee (if requested), \$75 Late fee (if applicable), \$250 Damage Deposit, \$4,900.00 rent for 4 months (9/1/19-1/1/20), (Payment is due 21 days before arrival)

- Email your completed application, including the Shared Housing Guidelines to:

International Student Placements
admin@isphomestays.com

You will receive your Shared Housing placement information approximately two weeks prior to arrival. Parents may not stay with the student at the time of arrival due to space restrictions. ISP will be available throughout the duration of your contract if you have any questions or need assistance. Please make sure that you read through the Shared Housing Guidelines before you apply. Shared Housing students must meet and/or email with ISP staff once per month.



INTERNATIONAL STUDENT PLACEMENTS

SHARED HOUSING APPLICATION

Name:

Family/Surname

First Name

Birth Date:

Month / Day / Year

Age:

(Students must be at least 18 years old)

Male Female Other (please specify):

Country of Permanent Residence:

Cell Phone #:



Your Address:	Agent's Information:
Telephone Number (include country code):	Agent's Telephone Number (include country code):
Email: WeChat: Line: WhatsApp:	Agent's Email: WeChat: Line: WhatsApp:

School you will attend:

Name

City & State

What is your English level? High Medium Low

Who can we contact in case of an emergency? (Contact must speak English)

Name

Cell Phone Number

WeChat/ Line/ WhatsApp

Move in date to Shared Housing unit:

Move out date: _____

Do you smoke? Yes No (please note the ISP program is non-smoking)

Please write any information that would be beneficial to your placement: _____

Have you lived away from home or in a dormitory prior to this? Yes No

If yes, please describe: _____

What three words describe your personality: _____

Do you have an outgoing personality or do you prefer to be by yourself: _____

Medical Information

Are you in good health? Yes No

Do you have allergies? Yes No

Do you take medication? Yes No

Have you been under the care of a psychiatrist and/or counselor in the past 5 years? Yes No

** If needed, please explain your answer in the space provided below



Airport Pickup Form



INTERNATIONAL STUDENT PLACEMENTS

SHARED HOUSING GUIDELINES

Shared Housing is for students who wish to experience a dormitory-like environment. Shared Housing students will be successful if they are flexible, open-minded to new environments, and enjoy meeting students from other countries and backgrounds.

Please check each section indicating that you agree and understand the ISP Shared Housing policies.

Checkmark:

Payment

ISP pays your landlord monthly for your rent. At no time may students contract personally with their landlord for future lease agreements.

If you're planning a weekend, week, or month away from the unit, you are not given rent credit for time you are away. This includes traveling during school vacations. In the event that you need to vacate your unit earlier than originally planned, no rent refunds are granted.

Meals/Food

You will be providing your own food and doing your own food preparation in your unit. All units come with kitchens and will be furnished with pots/pans, utensils, plates, etc. All occupants must clean up after themselves. This includes washing dishes, clearing counters, and putting dishes away. Because of insects, food is not to be stored in the student's bedroom. Only residents can use the kitchen. Guests or visitors are not allowed to do so.

The refrigerator is for everyone's use. Please be sure to remove unused and spoiled foods in order to maintain cleanliness. You are responsible for cleaning up, turning off hot plates, stoves, faucets, etc. Cooking is only allowed in the kitchen area. No cooking is allowed in the bedrooms at any time.

Internet

High speed wireless internet will be available to all students and is included in the payment.

Transportation to School

All students will be placed in units within a 30-60 minute bus ride to school. ISP will make sure students do not transfer the bus more than one time. The bus system in California is not reliable and students must be aware of this. Students may not request early termination or a shared housing unit moved based on location or long bus rides.

Lease Terms

Students who want to move in earlier than the lease date will be billed for extra nights before lease starts.

Personal Space

Students must take good care of the Shared Housing Unit, including all furniture and appliances and will be financially responsible for the costs of all repairs resulting from their stay in the Shared Housing Unit.

Roommates must work together in order to have a space where both feel comfortable. Communication is essential.

Landlords will provide general maintenance of public areas like the kitchen and bathroom. Nails, staples, pins, picture hangers, and stick-ons are not permitted on walls and wooden surfaces. Clotheslines should not be hung in the bedrooms or public areas. Landlords will have access to your living space for repairs, emergencies, security, and maintenance at all times. **All students must do 1 hour of housework each week to contribute to the general upkeep of the home. If students don't clean their room and common area, a cleaning fee may be imposed.**

Guests

Each unit will have different guidelines regarding guests. There are no parties allowed in the units. **Guests are required to leave the units at 10 p.m. and no overnight guests are allowed.** Quiet hours are between 10 pm-7 am

Terminations

Students may cancel their placement in the Shared Housing program at any time during the lease, however there is no refund of rent, including if the student doesn't like the unit or roommates.



Possessions

Be very careful to lock your door when you are not in the unit. Neither ISP nor the landlord is responsible for your belongings. Portable heaters/electric blankets/fans are not allowed without permission from the landlord. Student bedrooms are all different sizes and will be assigned as the students arrive on a first come, first serve basis. There is no fee reduction for smaller bedrooms.

Laundry

Washers and dryers are available for your use in the unit and all residents will follow a schedule for usage. If you must hand wash clothing, make sure to hang it in an area that is not obtrusive to other occupants. You will purchase your own laundry detergent, toilet paper, and personal items. Students may wash two loads of laundry per week.

General Conduct/Placement

- All students MUST make every attempt at cohabitating peacefully with other residents.
- Students may end their contract early but no fees or rent will be refunded.
- Personal belongings left behind after checkout will be stored for 5 days and then disposed of.
- Students must work out a bathroom schedule amongst themselves. Showers may not exceed 10 minutes in length.
- Bikes may be parked in designated areas only.
- Students may not have pets or bring animals to visit to the unit.
- Occupants may not disturb landlords who live on site except for emergencies.
- PLEASE NOTE THAT THE LANDLORD AND ISP MAY TERMINATE THE HOUSING AGREEMENT AT ANY TIME AND ASK YOU TO LEAVE IMMEDIATELY AT YOUR EXPENSE IF ANY OF THE SHARED HOUSING UNIT RULES ARE VIOLATED OR IF YOU HAVE VIOLATED ANOTHER RESIDENT OF YOUR LIVING UNIT. IF THE LANDLORD OR ISP TERMINATES THE HOUSING AGREEMENT, ISP WILL NOT SEEK ALTERNATIVE HOUSING FOR YOU. IF YOU FAIL TO GET ALONG WITH OTHER OCCUPANTS IN THE SHARED HOUSING UNIT, YOU MAY BE ASKED TO LEAVE IMMEDIATELY. IN THIS CASE, ISP WILL NOT REFUND ANY UNUSED RENT OR YOUR DEPOSIT.
- If students cause damage to the shared housing in excess of \$250.00, each student will be billed and ISP will charge your credit card on file with our office.
- No smoking is allowed in or around the unit. Use of drugs and marijuana is prohibited, even with medical card.
- Alcohol consumption is strictly prohibited in the units. Failure to adhere to this will result in eviction.
- Students may not have cars without prior permission.

Privacy

As required by law, the landlord may enter the tenant's room only for the following reasons: (a) in case of emergency; (b) to make decorations, or improvements, supply necessary, or exhibit the dwelling unit to prospective or actual purchasers, mortgagees, tenants, workers, or contractors; (c) when the tenant abandoned or surrendered the premises; or (d) pursuant to court order.

Student Personal and Health Insurance

Students are responsible for providing their own insurance in the event that any injury or any act of damage (such as property damage or physical harm) occurs to or is caused by the student. ISP and its representatives are not liable for any of the above.

Departure and Deposit

In order to receive your security deposit back, you must make sure that your room is clean and that no damage has been done to your bedroom and unit. The deposit will be returned within 30 days of departure if the Shared Housing Unit is left clean and in good condition. **The deposit will not be returned if you are evicted.** ISP has the final say if there is a dispute regarding the deposit return amount. Prior to departure, these things must be completed:

- Clean your bedroom and leave it in the same state as you found it the first day you moved in. Vacuum, dust, move furniture back to its original location, remove things from the walls, etc. Check to be sure that you take all items with you.
- Make sure the bathroom is clean. Remove all of your items from the cabinets. The bathroom should also look like it did the day you moved in.
- Go to the post office to forward your mail to your new address.
- Leave the unit key and a forwarding address/phone number with your landlord and ISP. Inform your school of your new address.
- Have your landlord inspect your bedroom before departure.

Transportation

ISP uses a third party driving service to transport students from the airport. I agree to hold ISP and my ISP airport driver harmless in case of an auto accident while being transported to and from the airport.



Warranty and Remedies

STUDENT WARRANTS THAT: 1) THE INFORMATION PROVIDED ON THE APPLICATION IS TRUE AND ACCURATE; 2) STUDENT IS NOT A SEX OFFENDER; 3) STUDENT HAS NOT BEEN CONVICTED OR EVER ACCUSED OF ANY CRIME, OR HAS NOT HAD NOR BEEN UNDER A PSYCHIATRIC EVALUATION FOR THE PAST 5 YEARS. ISP WARRANTS THAT: 1) IT WILL REVIEW THE APPLICATION SUBMITTED BY STUDENT; 2) IT WILL TAKE INTO CONSIDERATION ALL REQUESTS MADE BY STUDENT WHEN PLACING STUDENT. THE PARTIES MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OTHER THAN THE WARRANTIES EXPRESSLY SET FORTH THIS SECTION.

a/Photo Release

Student grants ISP and its representatives the right and permission, with respect to photographs, videos, or any media taken of the student with a respect to any printed matter in connection therewith to include them in any advertising, publicity, and promotion thereof. Student ISP IS authorizes ISP to use his/her name in connection with the foregoing. Student releases, discharges, and agrees to indemnify and hold harmless ISP and its representatives from all claims and demands whatsoever arising out of or in connection with the foregoing, and waive any right to inspect or approve approve the same.

Conflict Resolution

Each student must strive to develop mutual cooperation with all other housemates. Should disagreements arise, student must try to resolve their dispute in good faith using clear communication. If disputes continue thereafter, the housemates agree to the mediation by an impartial third party.

Indemnification

STUDENT UNDERSTANDS THAT LANDLORD IS NOT AN EMPLOYEE OR AGENT OF ISP AND THAT ISP HAS NO CONSTRUCTIVE CONTROL OF LANDLORD’S BEHAVIOR. STUDENT UNDERSTANDS THAT THE INFORMATION PROVIDED BY ISP ABOUT THE LANDLORD IS NOT A PERFECT PREDICTOR OF HOW LANDLORD WILL ACT IN THE FUTURE. STUDENT UNDERSTANDS THAT ISP CANNOT CONTROL OR GUARANTEE THE BEHAVIOR OF LANDLORD. STUDENT ASSUMES ALL RISK ASSOCIATED WITH INJURY OR LOSS ARISING FROM THE BEHAVIOR OF LANDLORD. STUDENT RELEASES ISP AND LANDLORD OF ANY LIABILITY FOR ANY CLAIM OF INJURY, DEATH, PROPERTY DAMAGE OR OTHER LOSS. STUDENT WILL NOT INSTITUTE A CLAIM AGAINST ISP AND WILL RELEASE AND HOLD ISP FOREVER HARMLESS FOR ANY AND ALL CLAIMS ARISING FROM THE BEHAVIOR OF LANDLORD.

Governing Law

The parties agree to file any dispute regarding this Agreement in Santa Clara County, California Superior Court, and that any case will be determined using California law. The parties agree to solve any dispute and resolution of this agreement using mediation service in Santa Clara County using the American Arbitration Association before using any other means to solve the dispute.

ISP Coordinator

The role of your ISP Coordinator is to make sure your stay is smooth and successful. If you have questions about bus schedules, phone installation, area resources, etc., please ask your coordinator. Landlords have limited information about these items and should only be disturbed for emergencies.

I have read and understand the Shared Housing Guidelines. I understand that if I violate the guidelines, I may be evicted and asked to leave the unit immediately at my own expense, and ISP will not provide me with an alternative living arrangement. Any money I have paid for rent will not be refunded, including my deposit.

Student certifies to having read the Terms and Conditions and agrees to be bound hereto. Each party warrants that it has full power and authority to enter into and perform under this Agreement and that the person signing this Agreement on behalf of such party has been duly authorized and empowered to execute this Agreement. Student can either comprehend English and/or have had an interpreter to explain this document and its contents in its entirety. In witness whereof, the parties hereto have caused this Agreement to be executed. Student acknowledges that he/she possesses the maturity and psychological readiness necessary for an overseas homestay program.

STUDENT:

Signature: _____

Name: _____

Date: _____

INTERNATIONAL STUDENT PLACEMENTS:

Signature: _____

Name: _____

Title: _____

Date: _____

PARENT (if Student is under 18):

Signature: _____

Print Name: _____

Print Date: _____