

OFF-CAMPUS HOUSING PROGRAM POLICY STATEMENT

By housing University of Nevada, Reno students, a property manager and/or owner represents that the properties they lease comply with applicable local, state, and federal law, including municipal housing maintenance codes, all local rental registration or licensing requirements, and manager screening requirements. The University may refuse to allow participation in programs or may de-list, any properties when the University becomes aware of chronic violations or repeated unresolved tenant complaints involving the Property Manager/Property Owner.

The University reserves the right to refuse to allow Property Managers/Property Owners and their properties to list through College Pads, or to de-list already participating properties, in any of the circumstances outlined below.

1. The University is aware that the Property Manager/Property Owner is not following local, state, and federal rental and equal opportunity law.
2. The University has been informed that the Property Manager/Property Owner has been noticed by the City of Reno or City of Sparks for code violations and has not made good faith efforts to remedy the violation.
3. The University has received notice of numerous complaints and/or unresolved tenant complaints filed through the College Pads website within the previous twelve-month period. A complaint is considered unresolved if the Property Manager/Property Owner has not made a good faith effort to respond to and or settle the complaint with the University or tenant.
4. The University is made aware of unsound living arrangements at a location owned operated by Property Manager/Property Owner.
5. The University is made aware of instances where Property Manager/Property Owner has recklessly or willfully caused harm to any University personnel or students.
6. The University is made aware of Property Manager/Property Owner has compromised any rental/leased properties in contravention of University policies.
7. The University is made aware of multiple misrepresentation(s) by the Property Manager/Property Owner.

If at any point, a Property Manager/Property Owner has more than three written complaints, the University may notify College Pads that the property manager has three documented complaints and may request that such property managers' contract be terminated for the duration of the current term and not be renewed for a subsequent term. In the event of a non-renewal or termination of a Subscription Agreement, College Pads shall not be responsible for refunds or pro-rated releases of payments due under the original Subscription Agreement. Property Manager/Property Owner may be allowed to re-list property with College Pads only if

University is satisfied that the problems with tenant complaints and regulatory service issues have been resolved and the relationship with the University and University Students has improved.