

Hult Summer Housing License Agreement

Licensor (“**Licensor**” or “**Hult**”)

Hult International Business School, Inc.,
1 Education St, Cambridge, MA 02141, a
Massachusetts non-profit

Licensee (“**Licensee**” or “**you**”)

[Printed Name]

[Home Address]

Building

Hult House, 10 Education Circle, Cambridge, MA
02141

Licensed Term

Commencement Date: _____

Termination Date: _____

In consideration of the mutual covenants and promises contained below, the parties agree as follows:

1. **ELIGIBILITY.** Licensee represents and warrants that Licensee: (i) is eighteen (18) years old or older as of the effective date of this Agreement; (ii) is a current student in good standing enrolled more than half-time at an institution of higher education with a planned graduation date that will occur after the Licensed Term; and (iii) will be participating in a reputable internship or summer educational program for the full Licensed Term. Licensee shall provide proof of eligibility with their application, government issued ID to be presented at time of check-in.
2. **LICENSE TO USE THE PREMISES.** Licensor grants to Licensee, and Licensee accepts, a license to occupy a unit designated in Licensor’s sole discretion within the Building (the “Unit”) during the Licensed Term for transient residential purposes only, subject to the provisions and conditions set forth in this License Agreement (the “Agreement”). This Agreement is a license and not a lease. It does not convey any interest in or grant possession of the Unit, but only grants the revocable privilege to use the Unit during the Licensed Term.
3. **MOVE-IN DATE.** Licensor will designate a specific date and time on the Commencement Date for the Licensee to check into the Premises (“Move-In Date”). If the Licensee does not check into the Premises within twenty-four (24) hours of the Move-In Date, this Agreement may be terminated, the License revoked, and the Unit reassigned.
4. **LICENSE FEE.** Licensee shall pay a License Fee based on room type and the duration of the Licensed Term as set forth below. Licensee shall pay the License Fee for the duration of the Licensed Term by the earlier of: (i) fourteen (14) days after confirmation of the reservation request; or (ii) the Move-In Date. The License Fee must be paid in full prior to the designated Move-In Date or this Agreement shall be terminated, and the Unit reassigned as Hult’s discretion. The License Fee is non-refundable at the time of payment.

Room Type	License Fee
Single Occupancy Room	\$650 per week
Double Occupancy Room	\$500 per week
Single Occupancy Apartment	\$800 per week
Double Occupancy Apartment	\$600 per week

5. **DAMAGE DEPOSIT.** Licensee shall pay a Damage Deposit of \$1,000 by the earlier of: (i) fourteen (14) days after confirmation of the reservation request; or (ii) the Move-In Date. The Damage Deposit is to secure payment and performance of your obligations under this Agreement. The Damage Deposit will be refunded within thirty (30) days upon termination of this Agreement after deduction for any of the following: default in payment of any License Fee; any loss or damage to the Unit or its furnishings; any fines accrued due to violation of the Code of Conduct for External Summer Participants (defined below); or for any necessary cleaning of the Unit beyond normal wear and tear.

6. **TERMINATION OF THIS AGREEMENT.** This Agreement will terminate and the license to the Unit will be revoked as of the Termination Date set forth above. Upon termination of this Agreement, Licensee agrees to vacate the Unit and to remove all personal property from the Unit and the Building by 11:00AM on the date communicated, unless otherwise approved by Hult in writing. In the event Licensee does not vacate the Unit at the termination of the Licensed Term or upon written notice that Hult is terminating the Agreement and associated license consistent with this Agreement, Licensee shall pay a daily charge equal to \$200, which may be deducted from the Damage Deposit and, if exhausted, separately billed to Licensee.

Any property left in the Unit or elsewhere in the Building shall be deemed abandoned, and Hult may take possession of and use or dispose of such property as allowed by law, and is hereby relieved of all liability for doing so. Items left in the space after the deadline will be removed and the Licensee will be charged \$150 for item removal. Charges exceeding the Damage Deposit will be subject to additional charges separately billed to Licensee in accordance with the terms of this Agreement.

Hult shall be permitted to terminate this Agreement with immediate effect in the event that Licensee violates any term or condition of this Agreement, violates the Code of Conduct for External Summer Participants, the Licensee becomes ineligible for housing at the Building, or Licensee violates any provision of the Applicable Rules.

7. **LIABILITY.** Licensee understands that Hult carries no insurance to cover the loss of any of the Licensee's personal property, whether such property is located within the Unit or elsewhere in the Building. Licensee understands, therefore, that the Licensee shall have exclusive responsibility for securing insurance protection against any personal property loss by fire, theft, flood or other casualty. Licensee understands and agrees that Hult is not liable for loss, damage, fire or theft of personal property, furniture and furnishings during the Licensed Term or during Licensee's use of the Unit from any cause. Licensor does not assume any liability for articles left in the Unit or elsewhere in the Building prior to, during or following the expiration of this Agreement. Licensee is responsible for maintaining the Unit in a safe and sanitary manner and for the cost of repairing any damage to the Unit. If damage cannot be attributed to any one individual; charges will be assessed equally among all licensed occupants of the Unit.

8. **ROOM CONDITION.** No holes are to be driven into the cabinets, woodwork, ceilings or floors. No change of locks or additional locks are permitted, except by Hult's prior written consent. Licensee may not remove any fixtures, or any of the furniture or furnishings from the Unit or the Building for any purpose. Licensee may

not tamper with or disable any fans, smoke or carbon monoxide detectors or water saving devices. Licensee acknowledges that on the Move-In Date all smoke detectors and carbon monoxide detectors (if any) were present and were in good working order, and that after that date, Licensee will report any issues or any need for maintenance immediately to Hult.

Licensee is responsible for keeping the Unit, including all the furnishings and equipment clean and in the same condition it was in at move-in, less ordinary wear and tear. Licensee is required to complete the Room Condition Acknowledgement form within two (2) days of the Move-In Date. If Licensee fails to complete this form, the Unit will be deemed to be in “good condition” and expect that the room is returned to this condition at the end of the Licensed Term.

9. **PROPERTY LOSS.** Items of personal property in or around the Unit after the expiration of the Licensed Term or at any time the Unit appears to be abandoned will be considered abandoned and Hult may dispose of it subject to applicable legal requirements and associated charges assessed to Licensee.
10. **USE OF ROOM.** Hult reserves the right to fill any vacant space in the Unit without prior notice to the Licensee. The Licensee shall not interfere with any new roommate’s use of the common space or room within the Unit or Building. Licensee shall not occupy both sides of a room when there is vacancy and may not assign any parts of that space to another individual. Hult may, at its sole discretion, change a Licensee’s room assignment. Licensees in Single or Double occupancy rooms may host overnight and weekend guests, subject to compliance with the rules and regulations outlined in the Hult House Guest Policy available in the Code of Conduct for External Summer Participants. Guests must be 18 years old or older and are expected to comply with all procedures, rules and regulations applicable to Licensee and of Hult House or the Hult International Business School. The Licensee is responsible for the conduct of their guests anywhere in the Unit or Building. Violation of the rules, policies or regulations by the Licensee or Licensee’s guest shall result in loss of guest privileges and may result in the termination of this Agreement. Licensee agrees to indemnify and hold Hult harmless from all loss, damage, or liability to any person arising from any breach of this Agreement, any nuisance made or suffered in or around the Building, Premises, or licensed unit, or any act or omission by the Licensee or their guest.
11. **NONWAIVER CLAUSE.** Any waiver or non-enforcement by Hult of any term or condition of this Agreement shall not constitute a waiver of any subsequent breach of the same or any other term or condition of this Agreement. Hult’s acceptance of any payment made by the Licensee after Licensee’s breach of any provision of this Agreement shall not be deemed a waiver of such provisions or any prior or subsequent breach of any provision.
12. **NO PETS.** No pets, whether the Licensee’s or not, are permitted anywhere in the Unit or the Building, even temporarily, without the express written consent of Hult. If a pet is found in the Unit or the Building, Hult may take any or all of the following actions: (i) terminate this Agreement and revoke the license to the Unit with immediate effect; (ii) charge Licensee an additional fee of \$100 per day until the pet is removed; and/or (iii) remove and turn the pet over to the proper authorities.
13. **UTILITIES AND SERVICES.** Hult shall provide gas, electricity, water and WiFi (internet) services for all Units and the Building. Hult is not responsible or liable for disruption of any services.
14. **RIGHT OF ENTRY.** Licensee understands and agrees that Hult and/or its agents or representatives may enter the Unit at any time to conduct safety, compliance, and maintenance checks, to conduct an inspection prior to Licensee’s move out, and for any other reason allowed by law, whether or not the Licensee is present and without prior notice to the Licensee. Any substance or item may be confiscated by Hult’s agents or representatives during these inspections. Licensee understands it is Hult’s policy to conduct regular safety and compliance checks.

15. **NO ASSIGNMENT OR SUBLICENSE.** Licensee understands and agrees that the license under this Agreement is personal to Licensee, and neither this Agreement nor the license to the Unit is assignable or subject to any right by Licensee to sub-license.
16. **TRANSFER.** Transfer from one Unit to another in the Building is prohibited without Hult's written approval. In the case of an approved transfer by Hult, Licensee shall continue to be liable for the License Fee for the initially designated Unit until it is completely vacant and all keys or keycards are returned to Hult. If restoration of the original Unit is necessary beyond normal wear and tear before the next Licensee can move in, an additional maintenance charge will be assessed.
17. **RELOCATION BY LICENSOR.** Hult reserves the right to assign and reassign the Licensee to a temporary or permanent accommodation or to revoke and terminate any Agreement at any time for any reason set forth or referred to in this Agreement, including but not limited situations involving the health or safety of Licensee or any student or student dispute or conduct.
18. **NOTICES.** Any notice required or permitted hereunder shall be given in writing and shall be conclusively deemed effectively given upon personal delivery or delivery by messenger or overnight courier (e.g., FedEx), or to the email address Licensee provided at the time of application, or five (5) days after deposit in the United States registered or certified mail, postage prepaid, addressed to the appropriate party at the address set forth below such party's name on the signature pages of this Agreement, or at such other address as any party may designate to the other parties upon ten (10) days' prior written notice.
19. **SEVERABILITY, HEADINGS, ELECTRONIC SIGNATURE.** If any term of this Agreement shall be held to be invalid, illegal or unenforceable, the validity of all other terms hereof shall in no way be affected thereby, and this Agreement shall be construed and be enforceable as if such invalid, illegal or unenforceable term had not been included herein. The parties mutually agree that signatures to this Agreement may be made and delivered electronically.
20. **ENTIRE AGREEMENT; AMENDMENTS.** This Agreement constitutes the entire and fully integrated agreement of the parties with regard to the subject matter hereof and supersedes any and all prior negotiations, correspondence, understandings and agreements, whether verbal or in writing, among the parties regarding the subject matter hereof. Any term of this Agreement may be amended and the observance of any term of this Agreement may be waived (either generally or in a particular instance and either retroactively or prospectively) only with the written consent of, or a written instrument signed by the parties hereto.
21. **DISCLOSURE OF STUDENT INFORMATION.** By signing this Agreement, Licensee consents to and authorizes the release of Licensee's information from Hult officials to third-party housing providers or as otherwise required under this Agreement. By signing the License Agreement, Licensee consents and authorizes Hult to release any information provided by or about Licensee to any third-party in the event of a medical or health event and to contact Licensee's emergency contact as Hult deems appropriate and/or necessary. Hult may provide a student's full name, e-mail address, and permanent home address to all assigned roommates, unless the Licensee has instructed Hult otherwise in writing.
22. **ASSIGNMENT CLAUSE.** Hult may assign this Agreement to another entity without consent from the Licensee.
23. **GOVERNING LAW, PERSONAL JURISDICTION AND VENUE.** This Agreement shall be governed by, and construed and interpreted in accordance with, the laws of the Commonwealth of Massachusetts. In the event of any dispute regarding the interpretation or enforcement of this Agreement, the parties irrevocably consent to personal jurisdiction exclusively in any of the state or federal courts located in Massachusetts and waive their rights to object to venue in any such court, regardless of the convenience or inconvenience thereof to any party. Service of process in any civil action relating to or arising out of this Agreement may be



accomplished in any manner provided by law.

I represent that I am over the age of 18 and that I have read, fully understand, and agree to be bound by all of the terms and conditions of this License Agreement.

Signature

Printed Name

Date

Email Address

Phone Number