

Expectations by Global School of Landlords Wishing to Post Housing on the gssmusa.com Website

Thank you for offering your housing opportunity to Global School students on our Housing Forum. Securing quality, affordable lodging prior to arriving at school is a chief concern for students coming from out of the area and for their families. Their safety, an environment compatible with our school's aims, and fairness in the agreement for you and for them are some chief concerns for Global School staff. We make clear to students and to potential landlords that we cannot be held responsible for the actions of either landlords or renters. However, we do hope to create the best housing relationships possible by anticipating and preventing conflicts from the beginning for both parties. Below are some expectations the school holds for all parties offering housing to our students to understand and agree with as a condition for posting housing offerings on our site.

- Providing Global School with a copy of your **sample rental application**.
- There must exist a **written lease** between you and the renter for reference in the case of any future dispute. Verbal contracts may seem like an expression of “good faith”, especially between Christians, but experience shows that misunderstandings or unforeseen circumstances are best resolved when there is an objective agreement to refer to. Specific information should refer to
 - Number of months of lease
 - Periodization and amount of rent and when it is due
 - Any penalties for late payment, early withdrawal, or otherwise breaking the lease; the tenant should know what they are making themselves accountable for and for how long.
 - Damage/security deposit if any, what it may cover, and terms of return upon fulfillment of the lease.
 - Responsibility for various utilities (gas, electric, water, sanitation, cable/internet, etc.). This may include whether they are included, a flat additional rate, shared between tenants, or prorated based on space, usage or occupancy. Global School students may have absences from your property for 10 days at a time or more during a number of ministry trips or breaks; terms for utility payment should be explicit up front.
- If you have expectations of **house policies** to be kept, especially in the case of shared domicile with you or others, these should also be *expressed and agreed to in writing* and *not* be revealed to a renter at a later time. Some of these may include but are not limited to policies you have about:
 - curfews and house access
 - noise levels, quiet hours, and respecting any other residents
 - damages/repairs, responsibility for them, and how they will be rectified between residents
 - policies regarding alcohol
 - shared community space, appliances or supplies
 - parking and snow removal
 - housekeeping, meal preparation or regular expected chores
 - guests, in particular overnight policies
 - usage of existing property (garage, tools, snow removal equipment, sports equipment, entertainment, etc.)

These house policies are to be included with your rental application (to the lessee and to Global School) in the interest of full disclosure. This prevents tenants from being stuck with conditions they didn't know about ahead of time and prevents a rental agreement—and its potential income—from falling

through for the landlord at the last minute. Flexibility of and consequences for breaking your policies should be clear as well.

- We discourage asking a renter to be responsible for your family or other **personal responsibilities**, such as after-school pick-ups, home business or babysitting unless this is explicitly amenable to the renter or is compensated work. If so, this should be clearly expressed and agreed to in writing.
- Please disclose to your renter, including in your advertisement, what **climate control** options or limitations exist in your housing situation. While the prospective renter should be asking questions, they should not discover after move-in that their living space is excessively hot or cold or beyond their control. If you are sharing your personal home and temperature is controlled by you, discuss with them your norms or supplemental options for them. If you are renting to other people who will live together, discuss with them guidelines for all parties being reasonably comfortable (and economical), referencing your utilities policy.
- Because we are a ministry school it is very important to us that no student end up financially beholden to a living situation that subjects them to **moral compromise**. These issues include things like other renters exercising lifestyle choices for insobriety, sexual immorality, a propensity for confrontation or threats, theft, or illegal activity. We have no illusions about our students being engaged with “the real world”—we demand it as part of our curriculum. However, renters have a reasonable right to expect personal security and freedom from the stress of constant conflict—and so do you. This is essential for them as they pursue their time of formation with us. If this is not part of your personal philosophy as a landlord, we ask you not to advertise to Global School students. Similarly, no student is to be expected or pressured into dishonesty or moral compromise on behalf of the property owner. This includes things like illegal subletting, failure to report rental income, or deceiving neighborhood associations/covenants the landlord is obligated to as part of the living arrangement.
- Students are not to be expected to provide to landlords or other roommates **benefits and privileges** of being Global Students, such as visitor passes or bookstore discounts as part of the terms of the living arrangement.
- We encourage the landlord to have some kind of **emergency contact information** for the well-being of your tenants, particularly if they are sharing your personal residence. This would include the ability to reach you in case of emergency on the property (burst pipes, fire, etc.). If sharing domicile with you, it might also include secondary contact on behalf of the renter. *Family emergency contact is not to be used by the landlord as a resource to resolve a dispute with a tenant.* All legal adults should be considered responsible for their own actions and obligations.
- A Student Life intern exists to help resolve living situation **conflicts** between students and may be recommended by you. However, Global School cannot ultimately be responsible for extra-curricular conflicts of our students with roommates or landlords, whether financial or personal, and should not be thought of as such. While the school staff may be apprised of any demonstrable ongoing illegal or immoral activity by a current student, *we will not entertain unsubstantiated allegations against a student nor against a landlord.* Disputes should be resolved in their proper context and through appropriate channels.

- Students may review their housing experience at the end of the school year on a public forum for the benefit of prospective future student tenants. It benefits everyone to work out a positive and fair experience.

I understand and agree to comply with the expectations outlined here which Global School has for persons offering housing to students via the Housing Forum on the Global School website. I understand that monitoring responses to my advertisement is my responsibility. The continued posting of my housing advertisement is subject to the approval of Global School staff.

Name _____

Date _____

Please return a signed copy of this document to housing@gssmusa.com/ Fax# (717) 796-9867 / Global School, 1451 Clark Street, Mechanicsburg PA 17055.