

Special Conditions for Remaining at Arbor Oaks in a Furnished Apartment

Existing residents who desire to stay at Arbor Oaks after July 31, 2026, in a furnished apartment must comply with the following requirements:

- 1) Eligibility Requirements:
 - a) Rent must be current as of May 1, 2026, and remain current during the remainder of your stay at Arbor Oaks.
 - b) Residents must be currently enrolled and maintain enrollment in at least six credit hours at UTA during the Fall and Spring semesters.
- 2) Leasing Requirements:
 - a) Each leaseholder who desires to stay must sign a 11-month renewal lease by February 13, 2026.
 - b) Each additional occupant who desires to stay will need to sign a 11-month individual lease and submit a \$150 deposit by February 20, 2026.
 - c) Because this lease is a change from what residents may be used to, existing residents should read it carefully to ensure they are aware of all of its new terms and conditions.
- 3) Furniture Installation Requirements:
 - a) Furnishings will be scheduled for installation on or around August 1, 2026.
 - b) Leaseholders will be provided advanced notification for furniture installation.
 - c) Contracted furniture installers will arrive anytime between 8:00am and 8:00pm.
 - d) Leaseholders must do the following in advance of furniture installation.
 - i) Leaseholder shall remove all fragile or breakable items from areas to be furnished.
 - ii) Leaseholder shall remove existing resident furniture from the apartment or stack it out of the way temporarily until it can be removed.
 - iii) Leaseholder shall pick up all loose articles from areas to be furnished to ensure furniture installers have sufficient room to install new furniture.
 - e) Leaseholders do not need to be present for the installation of the furniture.
 - f) Leaseholders shall cooperate with additional directives of contract furniture installers and university staff to ensure furniture installation proceeds as smoothly as possible.

Special Conditions for Relocating from Arbor Oaks to Meadow Run Apartments

Existing Arbor Oaks residents who desire to move from Arbor Oaks Apartments and relocate to an unfurnished apartment at Meadow Run will be offered priority assignment for any vacancies which occur at Meadow Run between May 15th and June 30th. If you are interested in relocating to a Meadow Run apartment prior to your Arbor Oaks lease expiration, the following special conditions will apply.

- 1) Eligibility Requirements:
 - a) Rent must be current as of May 1, 2026 and remain current during the remainder of your stay at Arbor Oaks.
 - b) Residents must be currently enrolled and maintain enrollment in at least six credit hours at UTA during the Fall and Spring semesters.
 - c) Leaseholder must complete a Relocation Request Form and return it to the Housing Office by January, 31, 2026.
- 2) Reassignment Conditions:
 - a) Priority of assignment to alternate housing shall be assigned by random drawing for all relocation requests that are received at the Housing Office by February 27, 2026.
 - b) Leaseholders who request to relocate will be given priority for Meadow Run apartments that are unassigned and available for occupancy between May 15th, 2026 and June 30th, 2026.
 - c) Leaseholders who request to relocate will be given priority over existing and future wait list applicants.
 - d) Leaseholders in one-bedroom apartments may only apply for another one-bedroom apartment. Similarly, leaseholders in two-bedroom apartments may only apply for another two-bedroom apartment.
 - e) When the University receives an Occupant Termination Notice for a requested apartment, the leaseholder will be contacted promptly regarding the future vacancy. In most cases, The University is provided a sixty-day notice by vacating residents.
 - f) Only one alternate housing offer will be made, so leaseholders are encouraged to accept the offer at the time it is made.
 - g) Leaseholders who refuse an offer for alternate housing will be removed from the waitlist and will be given no further special consideration.
- 3) Leasing and Relocation Requirements:
 - a) If the offer of alternate housing is accepted, the leaseholder must execute a new lease agreement for the new location and move into the alternate housing within five days of the apartment being made ready for occupancy.
 - b) The leaseholder must pay pro-rated rent on or before moving to the Meadow Run unit. Rent for the existing Arbor Oaks unit will be charged until the move out inspection is completed and keys are returned.

Special Conditions for Mixed-Gender Assignments at Arbor Oaks Apartments

At Arbor Oaks, students of the same gender or sex will be assigned together in an apartment unless proper documentation is provided to support a mixed-gender (male/female) assignment. Mixed-gender assignments will be accommodated to allow for students in relationships who are married (traditional or common law) or living with members of their immediate family.

Current residents in a mixed-gender arrangement who want to remain as residents in Arbor Oaks will be accommodated in a mixed-gender assignment provided they comply with the requirements noted below.

1) Leasing Requirements:

- a) Each leaseholder who desires to stay must sign a 11-month renewal lease by February 21, 2026
- b) Each additional occupant who desires to stay must sign a 12-month individual lease and submit a \$150 deposit by February 21, 2026.
- c) Leaseholders who are in a mixed-gender relationship must provide documentation to support the relationship. For example, married couples must provide a Marriage Certificate or Declaration of Informal Marriage (Common Law). Immediate Family members will also need to provide documentation to support the relationship.
- d) Because this lease is a change from what residents may be used to, existing residents should read it carefully to ensure they are aware of all of its new terms and conditions.

2) Mixed-Gender Assignment Requirements:

- a) If a resident in a one-bedroom mixed-gender assignment vacates the unit, University Housing may assign another student of the same gender as the remaining student in the unit, unless the remaining student chooses to lease the unit as a private-bedroom arrangement.
- b) If a resident in a two-bedroom mixed-gender assignment vacates the unit and the remaining students are of the same gender, University Housing may assign another student of the same gender, unless the student in the previously shared bedroom chooses to lease the bedroom as a private-bedroom arrangement.
- c) If a resident in a two-bedroom mixed-gender assignment vacates the unit and the remaining students are of the different genders, University Housing will not assign another student to the unit in a mixed-gender arrangement. The student in the previously shared bedroom must lease the bedroom as a private-bedroom arrangement for the remaining lease term.