

## STUDENT HOUSING REGISTRATION

Property address:

Landlord name: \_\_\_\_\_

\_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Tenants:

Name & permanent address: \_\_\_\_\_

Name & permanent address: \_\_\_\_\_

Name & permanent address: \_\_\_\_\_

Name & permanent address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

We, the undersigned parties, stipulate to Shippensburg Township, Cumberland County, Pennsylvania that we all fully understand:

1. The maximum number of occupants allowed per rental property is four (4) persons pursuant to the Shippensburg Township Zoning Ordinance of 2008, as amended, unless the Property was occupied by more at the time of its enactment and is, therefore, grandfathered.
2. The Landlord has the following obligations:
  - a. Complete and submit an annual registration to the Township Codes Enforcement Officer with the requisite fee by March 1<sup>st</sup> of each year and to cooperate in the scheduling and performance of a rental inspection, as required by the Township Landlord Registration Ordinance, Ordinance 2015-01.
  - b. To perform routine maintenance or ensure that routine maintenance is performed by a third party, including but not limited to lawn mowing, snow and ice removal, litter pickup, etc.

- c. To disclose to each Tenant her/his duty and obligation to abide by and obey all Township ordinances and regulations relating to living within the Township's Student Housing District.
  - d. To promptly notify any Tenants who violate any Township ordinance, including the requirements of the Student Housing Overlay District regarding activities in the front yards, and to take the necessary action against such violators who do not promptly and properly respond to Landlord's notice of violation.
  - e. To take action against any Tenant against whom a disruptive conduct report is issued, promptly upon receipt of such notice from the Township Codes Enforcement Officer, as outlined in the Landlord Registration Ordinance (2015-01).
3. Each Tenant has the following obligations:
- a. All outdoor public gatherings, which include beverage and beer dispensing activities, any and all games such as beer pong, nail in stumps, ball or Frisbee games, use of inflatable apparatus, etc., shall be held only in the rear yard of the Property and shall be in full compliance with the Township's Public Gathering Ordinance (2011-01), Liquor & Open Container Ordinance (1978-05), Noise Ordinance (1998-04 as amended by 2011-02), Nuisance Ordinance (2011-07), and Open Fires Ordinance (2015-01).
  - b. All outdoor cooking shall take place only in the rear yard of the Property. Burning shall be limited to outdoor cooking with gas grill. Tenants shall do no burning in violation of the Township's Outdoor Burning Ordinance, Ordinance 2012-06.
  - c. To conduct herself/himself, and to ensure that guests and visitors conduct themselves, in a manner that will not disturb the peaceful enjoyment of others in the Property or on adjacent properties. Tenant understands that multiple violations of this provision could result in her/him being evicted from the Property.
  - d. To refrain from any activity or conduct which could result in damage to the Property or cause the issuance of a disruptive conduct report pursuant to the Landlord Registration Ordinance (2015-01).
  - e. Trash/Recycle is picked up each week on Tuesday morning and containers cannot be put out on the sidewalk until 12 hours before pick-up and must be returned to the unit before 12 hours after pick-up. All rubbish, garbage, trash and recyclable materials must be in the appropriate receptacles to keep the Property in a clean, safe, litter-free state.

- f. Tenants shall not engage in, nor allow or tolerate others at the Property from engaging in any activities that are illegal under the Pennsylvania Crimes Code, Liquor Code or the Controlled Substance, Drug, Device and Cosmetic Act
4. Landlord and Tenants acknowledge that they have received copies of the following Township ordinances which more fully explain their duties and prescribes penalties for violation of each ordinance, that they understand their duties and penalties, and that they will fully comply with the provisions of each.

- Ordinance No. 1978-05 Liquor & Open Container Ordinance
- Ordinance No. 1998-04 Noise Ordinance, as amended
- Ordinance No. 2011-01 Public Gathering Ordinance
- Ordinance No. 2011-07 Nuisance Ordinance
- Ordinance No. 2012-06 Open Files Ordinance
- Ordinance No. 2015-01 Landlord Registration Ordinance

By signing this stipulation we, and each one of us, certify that we have read the above stipulation, understand it fully, and agree that the Township may rely on it as proof of the statements therein contained.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Landlord

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant