

PINNACLE HEALTH HOSPITALS
STUDENT HOUSING AGREEMENT

THIS AGREEMENT is made this _____ between Pinnacle Health Hospitals, hereinafter referred to as PHH, and _____ hereinafter referred to as the student.

PHH shall provide residential premises located at 310 South 2nd Street, Harrisburg, Pennsylvania for use as a household for student. The premises will be provided by PHH on _____, and will be surrendered to PHH the last day of rotation on _____.

In consideration of PHH supplying the premises, the student shall pay PHH a total of \$250.00 as a security deposit for the entire lease term. This consideration will be paid in its entirety the first day that the student is scheduled to rotate at PHH.

The security deposit will be refunded, in whole or in part, depending upon the condition of the premises thirty (30) days after student checks out.

TERMS AND CONDITIONS OF THE 2006/2007 RESIDENCE AGREEMENT

This Residence Agreement (Agreement) is for student rotation at Pinnacle Health Hospitals. The move-in date will coincide with student rotation.

PHH at its sole discretion, reserves the right to assign and reassign in the student house or to revoke and terminate students housing at any time for reasons set forth or referred to in this document.

The student must also complete the housing procedures detailed here:

1. The student's belongings must be removed from the residence facility.
2. The residence accommodation must be left in clean and habitable condition.
3. Pager and identification badge must be returned by the student to the assigned clinical department.
4. Key and combination lock must be returned by the student to the Department of Graduate Medical Education.
5. A Checkout Room Condition Report form will be completed by the Department of Graduate Medical Education and signed by the student.

Failure to complete these checkout procedures may result in additional charges assessed to the student.

ROOM ASSIGNMENTS

Room assignments will be made upon receipt of this signed document and security deposit.

REASSIGNMENT OR TERMINATION OF HOUSING PRIVILEGES

PHH may reassign a student to a different accommodation, to a temporary accommodation, or increase or decrease the number of students assigned to any accommodation if PHH, in its sole discretion, deems such reassignment necessary or advisable. Reassignment may occur as a sanction for a student's failure to comply with any rule/regulation, in the interests of health or safety, or for the prudent use of resources or efficient administration of the housing system.

In situations where a student or his/her guests or visitors cause damage or injury, or imminent threat of damage or injury, to life, health, safety, or property in or about the student facility, PHH may immediately terminate this Agreement and remove student from the housing system or take any other steps it deems necessary.

PHH may terminate this Agreement and require a student to vacate the residential system by giving ten (10) days written notice to vacate for any of the following reasons:

1. If the student is or becomes ineligible to continue as a student.
2. If the student fails, for any reason, to comply with any provision of this Agreement or any rule/regulation established at any time by PHH.

RULES/REGULATIONS

Students must comply with the terms and conditions in this document and abide by the policies, procedures, rules, regulations, and codes established by PHH, which include, but are not limited to, all academic, nonacademic, residential, and conduct policies set forth in the PHH Policy and Procedure Manual, and the Resident Handbook.

Students must abide by all of the directives, rules, and regulations which may be promulgated and established by the Department of Graduate Medical Education in the interests of health and safety, the proper conduct of students, and the orderly efficient operation and administration of the housing system.

CONDUCT

Students must respect the rights of other students of the facility. All students will be reasonably quiet at all times, and specific quiet hours will be in effect as established by PHH. Students shall not make or permit their guests or make any disturbing noise or other nuisance in or about the interior or exterior of housing facility that will interfere with the rights or well being of others.

GUESTS/VISITORS

Students shall be responsible for the conduct of their guests and visitors (guests shall in all instances include family or friends), who must also respectfully comply with all rules/regulations while in or about the student facility. Any breach by any such guests or visitors shall be deemed to be a breach by the student.

The following are prohibited: animals and pets of any kind (except for trained for the blind or deaf, with the prior permission of PHH), waterbeds, gasoline-powered vehicles, torchere-style halogen lamps, and ultraviolet tanning lamps. Smoking will not be permitted in the house. The fireplace is not to be used by the students.

Students or guests who impinge upon the well being of others shall be subject to loss of guest or visitor privileges and to disciplinary sanctions.

Overnight guests will not be allowed in the residence. All visitors must vacate the house by 11:00 p.m.

DISCIPLINARY ACTION

Students are expected to abide by all rules/regulations outlined in this agreement. Students, who fail, for any reason, to comply with any provision of this Agreement, or any rule/regulation established at any time by PHH, will be subject to disciplinary action. PHH will use reasonable efforts to enforce such rules/regulations but in no event shall it be liable to a student, guests, or visitors for any failure to enforce such rules/regulations.

Disciplinary action may result in a range of sanctions including, but not limited to: revocation of guest and visitor privileges, reassignment to another accommodation, termination of this Agreement, expulsion from the housing system, refusal to accept future housing requests, or dismissal from PHH. PHH reserves the right to file with Drexel University College of Medicine the University's "Record of Concern about Unprofessional Behavior," (Attachment A).

PHH may also pursue legal remedies against students.

LOSS OR DAMAGE

PHH's insurance program is limited to coverage of PHH-owned property. Every student is encouraged to obtain/carry adequate personal property insurance and health insurance. PHH shall not be liable directly or indirectly for personal injury, loss, and/or damage to personal property.

ROOM AND FACILITY CONDITION/CARE OF PREMISES

Each student is responsible for the care of the house accommodation and, as determined by PHH, the common areas of the student facility. No student may paint, put nails or screws in, make holes in, or otherwise alter or damage the housing accommodation or any other part of the facility, without on each occasion obtaining prior written consent from the appropriate PHH administrator. The cost of any repair or cleaning or damage or loss to the housing facility will result in appropriate charges to the student(s) responsible for violating this policy. Students are prohibited from removing any furnishings from the accommodations.

Each student may be responsible for a prorated assessment in the event of damage or loss to the accommodation or to common areas of the housing facility if the damage or loss is reasonably determined by PHH to have been caused by carelessness, negligence, or improper conduct by students or their guests or visitors but cannot be attributed to specific individuals.

Each student shall be responsible for keeping the housing accommodation, including all the furnishings and equipment, clean and safe, and for maintaining the cleanliness and order of public areas and lavatories. Students are prohibited from placing any garbage or trash or other receptacles, vehicles, bicycles, or other articles in the halls or other common areas or passageways of the housing facility. PHH reserves the right, at the expense of the student to remove personal property stored or placed in common areas in violation of this Agreement. Such property shall be deemed to have been abandoned and shall not be returned to the student without satisfactory proof of ownership and payment of all expenses of removal and storage.

Students may not remove windows or screens or throw objects from windows, fire escapes, doors, or other exterior parts of the housing facility. Students may post or hang signs, posters, banners, and the like on the interior walls of the housing facility only as permitted by PHH policy.

Students are prohibited from removing, changing, installing, or replacing any locks in a housing accommodation or facility. It is prohibited to duplicate keys to any PHH housing accommodation or facility.

SOLICITATION

Solicitation, sale, or promotion of any goods or services by any person or company is prohibited within housing facilities except as approved in writing by the Director of Graduate Medical Education.

ADDITIONAL REMEDIES

In addition to all other rights and remedies contained in this Agreement, PHH may withhold official documents and evaluations from the student until students obligations under this Agreement have been met. It has been and remains the policy of PHH that no student shall receive official recognition of work completed until all damages that may have been incurred during student's occupancy of PHH owned or operated housing facilities have been paid in full.

Medical Student Signature

Date