



## Loft Parking 101

**Purchasing:** Seasonal/Yearly Parking Passes are available for purchase at the Redstone Management Office on a first come first served basis by completing the following Parking Lease Agreement and submitting check payment or making a payment through a Rent Track account.

**Sell Outs:** There is roughly one space for every other Loft resident. The Redstone Lofts parking lots sell out every space, every year. Parking is not a guarantee.

**Renewing:** Parking Permits do not automatically renew and having a permit does not reserve or hold parking for the tenant for the period AFTER the purchased permit expires. Example: If you purchase a semester permit, there is not a guarantee you can automatically renew at the end of the semester for the second semester. If you are considering having a vehicle at the Lofts all year, it is recommended to lease a space for the whole year. Present or future permits are sold on a first come, first served basis.

**Towing:** Every vehicle without a valid permit is subject to towing at the vehicle owner's expense. If a vehicle is parked without a permit clearly displayed, it will be towed even if the tenant has a permit, but does not have it clearly displayed in the vehicle. Towing fees will apply.

**Bundle Discounts:** By committing to a bundled-month permit, the lessee will receive a significant discount. However lessee must commit and purchase the bundled months together to receive the discount. Bundle discounts cannot be prorated or discounted for partial use.

**Payments:** Payments can be made by check, money order, or cashier's check, all made out to Catamount Student Housing, LLC. Payments can also be made through an electronic fund transfer (EFT) or credit card initiated through Rent Track. ***Payment through Rent Track is a good payment option for those who would like to make monthly payments for the duration of their parking agreement.*** Individuals subletting at the Lofts must pay for their permits in full by check, money order, or cashier's check at the time the permit is issued.

**Purchasing Permit:** Those interested in purchasing a permit will need to complete the following (1) Parking Lease Agreement and submit it along with (2) payment - whether check, money order or through a Rent Track account - to the Redstone Management Office. To submit the application and payment please bring a completed form and payment to the Loft's Management Office or mail to Redstone Lofts, Management Office, 185 Davis Rd, Burlington VT 05401 if paying by check.

Upon receipt, tenant will get permit sticker that will need to be put on tenant's windshield.



## PARKING LEASE AGREEMENT

This Parking Lease Agreement ("Lease") is entered into on *(date)* \_\_\_\_\_ between the individuals identified below as "Lessee" and Catamount Student Housing, LLC d/b/a Redstone Lofts, as "Landlord" and is binding only when signed by Landlord's agent.

Lessee (*resident name*), \_\_\_\_\_ elects one of the following lease options:

\_\_\_\_\_ Fall Semester \$330 (Aug 1<sup>st</sup> – December 31<sup>st</sup>)      \_\_\_\_\_ Full Lease Year \$660  
\_\_\_\_\_ Spring Semester \$330 (Jan 1<sup>st</sup> – May 31<sup>st</sup>)      \_\_\_\_\_ Monthly \$100/month  
\_\_\_\_\_ Summer Semester \$150 (June 1<sup>st</sup> – July 31<sup>st</sup>)

Payment Type: Please select option

Check & Pay in full \_\_\_\_\_      Rent Track & Pay Monthly\* \_\_\_\_\_  
\*tenant must manually adjust Rent Track payment

Vehicle Make & Model: \_\_\_\_\_ Vehicle Color: \_\_\_\_\_

License Plate & State: \_\_\_\_\_ Vehicle Year: \_\_\_\_\_

Lessee Telephone Number: \_\_\_\_\_ Loft Apartment Number: \_\_\_\_\_

Parking Permit Number: \_\_\_\_\_ (*office completes*)

Month Start Date: \_\_\_\_\_ Month End Date: \_\_\_\_\_ (*office completes*)

The undersigned, ("Lessee"), has entered into a Lease Agreement with Catamount Student Housing, LLC with respect to an apartment at the Redstone Lofts in Burlington, Vermont. In addition to the rent due and payable under the Lease, Lessee has agreed to pay to Landlord the Parking Fee specified in the Lease in consideration of Landlord's agreement to grant to Lessee a license to use a parking space (the "Parking Space") at Redstone Lofts during the term specified above for the purpose of parking the vehicle identified below (the "Vehicle"). Lessee acknowledges and agrees that the terms, conditions and requirements of the Lease including, without limitation, those set forth in Sections 14, 18, 19 and 20 of the Lease, apply to Lessee's use of the Parking Space. Lessee additionally acknowledges and agrees that without limiting the terms of the Lease, the terms and conditions set forth below also apply to its use of the Parking Space.

**Payments:** Acceptable payments of permit shall be personal check, money order, cashier's check made payable to Catamount Student Housing, LLC, or payment through Rent Track. **Payment in full must be provided at time of permit purchase, unless Lessee will be paying through a Rent Track account.**

Should Lessee receive valid permit, but payment is withheld in any way (example, but not limited to: check bounces, insufficient lessee bank funds, direct debit is canceled) it is agreed Landlord has the right to tow vehicle.

**Termination:** Should Lessee terminate parking lease agreement, by providing written notice to Landlord, Lessee **will pay, in full, any remaining contract amount that would have accrued under this Lease Agreement**, accelerated and payable at the time of termination.



Upon Lessee's delivery of the above information, payment and the parties' execution of this Parking Lease, Landlord shall issue Lessee a parking permit. **Lessee must affix permit to the passenger side, lower corner of windshield** of the Lessee's designated Vehicle so that it is clearly visible at all times from the exterior of the Vehicle. Vehicles that do not properly display purchased permits are subject to be towed. Should there be any adhesion issues Lessee must contact Landlord immediately for a new permit. There is an additional fee for any duplicate permit issued. **Any costs related to towing due to purchased permits not being adhered or properly displayed on the Vehicle are the sole responsibility of Lessee.**

The parking agreement is not automatically renewable in the event Lessee renews the Lease.

By signing this agreement Tenant states they have adequate insurance on the vehicle and agrees to maintain such coverage. Proof of insurance is required prior to the issuance or renewal of a parking permit.

Lessee shall not store any items or materials in or around the Vehicle, in the Parking Space, that are hazardous, illegal, flammable or volatile, including without limitation paints, gasoline, kerosene, propane, aerosol cans and rags, and Lessee shall not store any items and materials likely to attract pests such as food, including pet food.

Boats, recreational vehicles, trailers, campers, commercial vehicles and trucks larger than a normal duty pick-up truck may not be parked in the Parking Space or elsewhere on the Property.

Lessee agrees to defend, indemnify and hold harmless Landlord and Manager from and against any and all manner of claims for damages or loss of property or personal injury suffered in, on or about the Parking Space (including without limitation the contents of Lessee's Vehicle). Lessee understands that the Manager and Landlord require that Lessee obtain and maintain insurance to protect Lessee from loss of property and any liability to Lessee and that Landlord and Manager do not insure the contents of the Parking Space. Proof of insurance is required prior to the issuance or renewal of a parking permit.

Lessee's Vehicle may not, at any time, be parked such that it takes up more than one parking space or is parked in a fire lane, in a designated "no parking" area, in front of a dumpster, in any non-paved area, in a crosswalk, in a designated handicapped space without a valid handicap card or license, in a reserved space, such as one designated for management representatives, in a location that blocks an exit from or entrance to a parking space, or in any other unauthorized location. Any vehicle parked in any of the above areas may be towed at Lessee's expense.

Lessee may not wash the Vehicle or perform any mechanical repairs or maintenance to the Vehicle at the Property. Lessee's Vehicle must appear to be in operable condition and shall not be kept on the Property with a flat tire or be placed on jacks or blocks.

Lessee must move the Vehicle for snow removal, parking area maintenance or any other work to be performed in or about the Property at the Landlord's request. Failure to comply will result in the Vehicle being towed at Lessee's expense.

**Lessee acknowledges that Landlord's towing company frequently and at random (without being specifically called) tows vehicles from the Property** that appear to be inoperable, have an expired or invalid permit, license plate or registration, or are parked in violation of any of the other provisions described herein, in the Lease, in any other applicable regulations or in the Resident Handbook. Lessee's Vehicle will be towed with no advance or further notice if it is not parked or permitted correctly or if it is not maintained in compliance with applicable legal requirements.

\_\_\_\_\_  
Lessee (sign)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Lessee (print)

\_\_\_\_\_  
Agent of Catamount Student Housing, LLC

\_\_\_\_\_  
Date