While we outline major changes below, we ask that you take a moment to familiarize yourself with this new version of the student housing lease. **This form will be updated for the following states: CO, CT, DE, FL, ID, IN, MN, MS, ND, NE, NH, NJ, PA, VA, and WA.**

Should you have any questions about these changes, please contact NAA.  As always, we recommend you and your local legal counsel review all new and/or updated forms before implementing them into your leasing operations.

**Updated Form:**

1. **Student Housing Lease Contract**
	1. **Paragraph 2 (Apartment)**– Clarifies the leased premises, provides options for owners to specify the unit/bedroom/floorplan, and defines the resident’s use and access.
	2. **Paragraph 3 (Term)**– Prohibits automatic renewals (where allowed by law).
	3. **Paragraph 4 (Rent and Charges)** – Provides for a total sum due and specifies installments. The following subsections were added: payments, application of money received, utilities and services, late charges, ad valorem taxes/fees and charges – additional rent, and lease changes.
	4. **Paragraph 6 (Guests)**– Defines “guests,” limits the total number of people allowed in the unit, and gives the owner the right to exclude certain persons.
	5. **Paragraph 12 (Community Policies or Rules)** – Enhanced conduct limitations and includes a photo/video release and provisions relating to attendance/enrollment verification.
	6. **Paragraph 14 (Parking)**– Updated parking provision to include owner’s right to regulate scooters and bicycles.
	7. **Paragraph 20 (Animals)** – Includes a representation by the resident that any requests they make are true, accurate, and in good faith.
	8. **Paragraph 23 (Subletting, Transfers, Relocation and Replacements)**– Authorizes transfers, relocations, and replacements of residents under certain circumstances. Prohibits renting, or offering to rent, a unit or bedroom.
	9. **Paragraph 31 (Cancellation)**– Adds a provision allowing lease cancellation within 72 hours of lease execution.
	10. **Removed paragraphs/subparagraphs from the Student Housing Lease:**
		1. Co-Residents and Occupants paragraph
		2. Security Deposit Deductions subparagraph
		3. Individual Liability for Late Charges and Damages paragraph
		4. Keys paragraph – now becomes Access devices
		5. Furnishing paragraph
		6. Allocations and Exclusive Use Areas paragraph
		7. Landlord Remedies subparagraph
		8. Contacting You paragraph
		9. Obligation to Vacate paragraph
		10. Move Out Notice paragraph (in states where MTM is not legally required)

**How will the users experience within the NAA Click & Lease be affected?**
The following changes will be implemented within the NAA Click & Lease Program in correlation to the form revisions.

* Multiple new fields will be added and removed from the Student Lease section of the lease editor.
* Multiple new fields will be added to the Other Charges section of the lease editor.