



Brite Housing Handbook

Leibrock Village

BRITE DIVINITY SCHOOL

Location: 2931 Sandage Street, Ft. Worth TX

Mailing Address: TCU Box 298140, Ft. Worth TX 76129

Telephone: 817-257-7338

Fax: 817-257-7171

E-mail: erin.houchin@tcu.edu

Residents of Leibrock Village are expected to be fully acquainted with and will be held responsible for compliance to policies, rules, and regulations of:
Leibrock Village as listed in the Brite Housing Handbook and the Brite Divinity School Student Handbook of General Information.

Violation of said policies, rules, and regulations does not release residents of Leibrock Village from the financial responsibility for the balance of the term of the Housing Agreement.

The Director of Brite Housing has the authority to make decisions and implement policies in keeping with the rules and regulations of Brite Divinity School.

Brite Divinity School is an institution that values diversity and challenges structures that intentionally or unintentionally encourage discrimination. As such, we do not discriminate on the basis of race, color, national origin, religion, sex, gender identity, gender expression, sexual orientation, social class, age, disability status, citizenship status, membership or application for membership in a uniformed service, or any other category protected by applicable law.

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IMPORTANT TELEPHONE NUMBERS

Brite Housing Office (Leibrock #500)	817-257-7338
Director of Brite Housing	
Erin Houchin	817- 988-7181
Associate Dean of Student Affairs	
Valerie Forstman	817-257-7513
Brite Title IX Officer	
Joretta Marshall	817-257-7577
TCU Title IX Officer	
Darron Turner	817-257-5566
TCU Campus Life.....	817-257-7926
HVAC (TCU emergency maintenance).....	817-257-7956
(call ONLY if the RAs and Director cannot be reached)	
Brite Divinity School.....	817-257-7575
CRNA Program	817-257-6818
College of Education	817-257-7660
Neely School of Business.....	817-257-7531
Campus Police	817-257-7930
Campus Police Emergency.....	817-257-7777
Medical Emergency.....	911
Student Accounts	817-257-7836
Financial Services	817-257-7834
Financial Aid.....	817-257-7858
Recreation Center	817-257-PLAY
University Ministries	817-257-7830
TCU Bookstore.....	817-257-7844
Health Center	817-257-7940
LILY B. CLAYTON ELEMENTARY SCHOOL.....	817-922-6660
MCLEAN MIDDLE SCHOOL	817-814-5300
PASCHAL HIGH SCHOOL.....	817-814-5000

BRITE HOUSING MAILING ADDRESS **BRITE HOUSING OFFICE**
TCU BOX 298140
Fort Worth, Texas 76129

ELIGIBILITY GUIDELINES

Students enrolled full-time, nine (9) semester hours, in a graduate degree program of Brite Divinity School (M.Div.; M.T.S.) or in a TCU graduate program are eligible to live in Leibrock Village, the residential community for Brite Divinity School, for a maximum of forty-eight (48) consecutive months. Proof of eligibility may be requested.

PhD students are permitted residency for a maximum of ten (10) consecutive semesters. No one may be in residency longer than sixty (60) months without permission of the Director of Brite Housing.

Students admitted as "Special" students, enrolled for nine (9) semester hours at Brite Divinity School, are eligible for Brite Divinity School Housing for one (1) semester only. To remain eligible for Brite Divinity School Housing, "special" students must be admitted to a degree program of Brite Divinity School. Should a student's course load at Brite Divinity School or TCU drop below the required semester hours, the student and family may be required to vacate the apartment within two (2) weeks. If a student drops all courses, the student and family may be required to vacate the apartment within forty-eight (48) hours.

Leibrock Village apartments may be rented to graduate students of Texas Christian University should space allow. Housing Agreements for TCU graduate students expire at the end of the Spring semester and may be renewed after placement of all Brite Divinity School students who request housing before May 1st.

Termination of the Leibrock Village Agreement by the Villager is limited to the expiration of the Housing Agreement. Any Villager who vacates during the term of the Housing Agreement will forfeit the security deposit and be charged the housing fee for the balance of the term of the contract. Exceptions are graduation or academic/disciplinary suspension from Brite Divinity School or Texas Christian University.

The Director of Brite Housing may, upon written notice, terminate a Housing Agreement or deny renewal of a Housing Agreement when the Villager ceases to be eligible or is found in violation of the conditions stated in the Housing Agreement, the Brite Housing Handbook, or any Brite Divinity School policy. These conditions include, but are not limited to, Villagers failing to meet eligibility requirements, having outstanding debts to the University and/or Brite Divinity School, and not complying with Leibrock Village regulations.

Management reserves the right to consolidate two Villagers who are each renting one-half (1/2) of a two bedroom apartment, but who have no apartment-mate, during the term of a Housing Agreement. Students who share apartments are entitled to use only the bedroom and bath rented specifically to the student and the common areas (kitchen, dining room, living room). Brite Management reserves the right to enter shared apartments and prepare the unassigned portion for prospective incoming Villagers.

Occupancy is limited to two (2) persons per bedroom.

No apartment may be sublet.

Brite Divinity School is an institution that values diversity and challenges structures that intentionally or unintentionally encourage discrimination. As such, we do not discriminate on the basis of race, color, national origin, religion, sex, gender identity, gender expression, sexual orientation, social class, age, disability status, citizenship status, membership or application for membership in a uniformed service, or any other category protected by applicable law.

For additional information refer to the Brite Divinity School Housing Agreement.

GENERAL INFORMATION

Leibrock Village is more than just a place to sleep. It is a vibrant, residential community, where Brite Divinity School students and TCU graduate students know their neighbors, plan and enjoy social events, take part in study groups, and meet interesting speakers in small, informal group settings. Opened in January, 2001, the complex is conveniently located a short walk from the Brite Divinity School academic buildings, the TCU library, and the rest of the TCU campus.

A total of 56 apartments are available to full-time Brite students (students enrolled for at least nine class hours) and TCU graduate students. Utilities included in the housing fee are electricity, water, trash pick-up, cable TV, and internet access. Each apartment is unfurnished, except for refrigerator, stove, dishwasher, and garbage disposal. The living room and bedrooms are carpeted in a neutral pattern. Laundry rooms with washers and dryers are conveniently located in each building. One parking space is available per bedroom for each apartment. Bicycle racks are located near each building.

Scenes of the village and floor plans can be viewed at the following web site:

<https://brite.edu/housing/>

In order to encourage a culture of health and wellness for all students, faculty, staff and guests of the university, the use of all tobacco products and smoking is prohibited at Leibrock Village.

No pets, other than fish in an aquarium of 20 gallons or less, are allowed in Leibrock Village.

Formal and informal social events are planned each semester.

Brite Housing, Brite Divinity School, and Texas Christian University shall not be liable or responsible for injury to or death of any persons or damage to any property occurring in, upon, about, or at the Leibrock Village premises, which damage or injury is caused by the negligent acts or omissions of, or the breach of any covenant, term or condition of the Housing Agreement, by the student, any member of the student's family, or any person who is in the student's apartment or on the Leibrock Village premises with the student's express or implied consent, and the student, any member of the student's family or such person, shall hold Brite Housing, Brite Divinity School, and Texas Christian University, its trustees, officers, agents, employees, independent contractors and vendors harmless from and defend and indemnify them against, any and all claims, losses, damages, causes of action, suits, proceedings and liabilities of every kind (including but not limited to attorneys' fees and court costs), including claims, losses, damages, causes of action, suits, proceedings, and liabilities caused by any negligent act or omission on the part of Brite Housing, Brite Divinity School and Texas Christian University.

Students requesting to live in Leibrock Village must complete a housing application and return it to the Leibrock Village Office with a \$350 application deposit non-refundable after May 1. The deposit converts to a security deposit upon occupancy. A background check is required as part of the application process for all residents over the age of 18. It is recommended that incoming students interested in housing complete an application upon admission to Brite Divinity School or TCU. Apartments are assigned in the order that applications with housing deposit and background check, as applicable, are received, relative to program priority.

The apartment is solely for the student, their spouse or committed partner, and two children thereof. Visiting guests, including relatives, are permitted for a maximum of one (1) week. Any request for extension must be approved in advance in writing by Brite Housing. Upon prior written request to the Director, other familial living arrangements may be considered in certain circumstances.

The Leibrock Village Office is located in the Moore House at Leibrock Village, 2931 Sandage Street. Telephone: 817/257-7338. Fax: 817/257-7171. Mailing address: Leibrock Village, TCU BOX 298140, Fort Worth, Texas 76129.

BACKGROUND CHECKS

Brite Housing requires all adult applicants to complete a background check. Background checks conducted as a part of the admissions process for the student's program satisfy this requirement for student residents. Applicants who are citizens of the United States or who are currently living in the United States must complete a background check. The background check must be completed at the time of applying for housing for the application to be considered complete. Further information regarding Brite Divinity School's background check policy can be found at the Brite website (brite.edu) under Policies and Handbooks. Except as noted below, a record of conviction and/or pending criminal charges does not automatically result in the exclusion of an individual's eligibility to reside in Brite campus housing.

Brite Housing reserves the right to require background check renewal at any point during occupancy as a condition of continued occupancy.

The President, or the Dean of Brite Divinity School, or their designate, or the Director of Brite Housing may in their sole discretion and judgment, deny residency at Leibrock Village to a student, their spouse or partner, family member or visiting guest who is a convicted felon under the laws of the state of Texas or any other state; or has been convicted of a crime of moral turpitude in Texas or any other state.

No student, their spouse or partner, family member or visiting guest shall reside or visit a resident at Leibrock Village who is required to register or report to a local law enforcement authority as provided in Chapter 62, Texas Code of Criminal Procedure, or as amended; or who in the sole judgment of the Brite Divinity School President, the Dean, or their designate, or the Director of Brite Housing, may constitute a threat to the safety or health of Brite Divinity School students, individuals who reside at or visit Leibrock Village, or the university community.

GENDER INCLUSIVE HOUSING

Gender inclusive housing means students may choose to live with roommates of any sex or gender. Students interested in gender inclusive housing may indicate so in the comment section of their housing application or in writing to the Director of Brite Housing. Both roommates must indicate their interest in gender inclusive housing or specifically request each other as roommates in writing before the assignment will be confirmed.

If a student does not request gender-inclusive housing, the student will be assigned a same-sex (as indicated on the housing application) roommate.

MOVE IN AND MOVE OUT

Graduating and vacating Villagers may be granted an extension beyond the expiration of the housing agreement if the apartment is not leased. An additional housing fee is paid in advance in weekly increments (A week is defined as seven (7) calendar days Sunday through Saturday). Request for extension must be made in writing to the Director of Brite Housing at least forty (40) days prior to the expiration of the Brite Divinity School Housing Agreement. If a request is granted, the Villager will receive a written confirmation and payment schedule.

Extensions are limited to a maximum of one calendar month past the expiration date of the housing agreement or the completion of the academic program the student is actively enrolled in, whichever is the later.

Villagers who are vacating due to a loss of eligibility may not be granted an extension and must vacate upon the termination of the Housing Agreement. Failure to vacate on or before the termination date of the housing agreement will result in building access being removed. Any property left in the apartment after this date may be donated or otherwise disposed of at the discretion of Brite Housing. Failure to vacate does not release the Village of responsibility for all housing charges, any fines for lost keys, or fines for damages to the apartment.

CHECKOUT INSTRUCTIONS

1. Present written notification of intent to vacate to the Director of Brite Housing at least forty (40) days prior to vacating the apartment.
2. As a courtesy to vacating residents, a pre-checkout walkthrough of the apartment is conducted with a Resident Assistant or the Director of Brite Housing to identify potential cleaning needs and evaluate the condition prior to the checkout appointment. This pre-checkout is not mandatory, but highly encouraged.
3. Schedule a checkout appointment at least five (5) days before checkout.
3. Report all needed repairs prior to checkout.
4. At the time of checkout, the Villager and a Resident Assistant or the Director of Brite Housing will conduct an inventory of the apartment to determine the condition of the apartment. The apartment must be clean and in "**move-in**" condition. A cleaning fees, according to the schedule in Checkout Fees, will be charged if the Villager fails to properly clean the apartment. An additional fee for Excessive Housekeeping may be charged if more than four hours is required to clean the apartment.

Carpet must be vacuumed and walls clean. Use of carpet freshener products is prohibited. As it is not evident that carpet freshener has been used until after the carpet is steam cleaned, a post check-out charge of \$200 per room will be levied for freshener clean-up. If carpet replacement is necessary a charge of \$500 per room will be levied.

Do not spackle nail holes. Mounted hardware for shelves and window treatments must remain. Clean all light switch covers, outlet covers, and door handles.

5. See Checkout Fees on page 9 for cleaning suggestions and charges.
5. All housing fees due to Leibrock Village must be paid in full to the Financial Services Office, TCU, prior to the time of checkout.
6. Keys and family swipe cards issued to the Villager must be returned at the time of checkout.
7. The Villager will be charged \$50.00 for not being ready to leave at the scheduled checkout time.

Failure to follow the above checkout procedure will result in the forfeiture of the security deposit and appropriate charges. Cost to clean, replace, or repair damaged items or property beyond normal wear and tear will be charged to the Villager's Student Account

Failure to move into apartment	Forfeit Security Deposit
Failure to checkout	Forfeit Security Deposit
Vacate apartment prior to expiration of Housing Agreement	Forfeit Security Deposit
(exception: graduation) Forfeit the balance of housing fee for the semester.	

The following charges, as applicable, will be assessed:

Lock-out assistance 1st time	No Charge
All subsequent times	\$ 30.00
Apartment key lost or not returned at checkout	\$ 100.00
Change Lock (each lock core)	\$ 50.00
(One-bedroom apartments have one core. Two-bedroom apartments have three cores.)	
Mailbox key lost or not returned at checkout	\$ 10.00
Lost Swipe Card	\$ 20.00
Pet Violations (including visitor's pets and strays)	\$ 50.00 per day per pet
Additional Parking Space	\$ 30.00 per semester
Propped exterior door	\$50.00

Check-out Fees

Failure to give 40 day notice	\$ 350.00
Failure to be ready to check-out at scheduled time	\$ 50.00
Use of contact paper (per room)	\$ 75.00
Excessive Houskeeping	\$ 75.00 per hour

		APARTMENT CLEANING SUGGESTIONS AND CHECK-OUT CHARGES	Charge	
Bathroom/s	Bathtub	Clean, soap scum removed.	\$ 75.00	
	Bathtub tiles	Clean, soap scum removed.	\$ 75.00	
		Possible cleaning agents: Clorox Tub and Tile Cleaner, vinegar solution, Simple Green, Barkeeper's Friend		
	Sink	Clean, soap scum removed.	\$ 15.00	
	Commode	Clean, inside and outside, No water rings or mineral build-up	\$ 30.00	
	Cabinet	Wash inside and outside, especially around handles and edges	\$ 15.00	
	Floor	Swept and mopped	\$ 20.00	
	Door/baseboards	Washed - Clean behind commode. Fingerprints and dirt removed from door.	\$ 25.00	
Kitchen	Stove	Oven - De-grease and clean	\$ 75.00	
		Place 1/2 cup of ammonia in a glass dish in a cold oven overnight to ease cleaning.		
		Drip pans - Clean or replace	\$ 25.00	
		Replacement must be for Hot Point/GE stove. Available at Lowe's, Home Depot		
		Cooktop, Under cooktop, control panel and knobs	\$ 25.00	
		Clean outside, cavity and shelves, drawers, freezer	\$ 75.00	
		Possible cleaners - dishpan soap and water, baking soda and water		
		Do not move or unplug the refrigerator.		
		Dishwasher	Emptied and wiped out. Mild abrasives can be used to remove rust stains.	\$ 20.00
		Sink/disposal	Clean - In sink-Barkeeper's Friend or vinegar solution. Disposal-Ice cubes	\$ 25.00
	Cabinets/drawers/	Washed inside and outside. No grease build-up on counter top	\$ 40.00	
	Counter Tops	Mild dishpan soap and water		
	Bay windows	Washed inside	\$ 75.00	
	Blinds	Brush or dust, then wash with mild soap solution - cleaning/replacement charge each	\$ 55.00	
	Floor	Swept and mopped (Please do not use Mop & Glow)	\$ 25.00	
	Baseboards	Swept then washed with mild soap solution	\$ 20.00	
Living rm. & closet	Windows	Washed inside	\$ 55.00	
	Blinds	Brush or dust, then wash with mild soap solution – Cleaning/replacement charge each	\$ 55.00	
	Carpet	Vacuumed-	\$ 25.00	
		To clean spot - Use ONLY hot water and blot until spot is gone.		
		Replacement fee if beyond normal wear - \$500 per room		
Bedroom/s & closet	Door/baseboards	Washed - all fingerprints removed	\$ 25.00	
	Windows	Washed inside	\$ 50.00	
	Blinds	Brush or dust, then wash with mild soap solution - cleaning/replacement charge each	\$ 55.00	
	Carpet	Vacuumed - Replacement fee if beyond normal wear - \$500 per room	\$ 25.00	
	Baseboards/doors	Washed with mild soap solution to remove dirt and fingerprints.	\$ 25.00	
Carpet		The fine for use of carpet freshener/cleaner products - per room	\$ 200.00	

ALCOHOL and DRUG ABUSE POLICY

Use of alcohol by persons under 21 years of age, sale and/or distribution of an alcoholic beverage to persons under 21 years of age is not permitted in Leibrock Village and is a violation of State law.

Possession, manufacture, use, sale or distribution (by either sale or gift) of any quantity of a prescription drug or an illegal or otherwise controlled substance (except as directed by a licensed physician) is prohibited in Leibrock Village and is a violation of State law.

BICYCLES

Outdoor bicycle racks are conveniently located in the Village. Do not bring a bike unless you plan to ride it frequently or keep it in your apartment. By Fort Worth Ordinance, no bicycles may be stored in hallways or stairwells.

BOOKS

Several generous people have donated books to Leibrock Village. The books are loosely organized by subject and are stored in the various reading areas throughout our complex. Examples of the subject groupings are Preaching/Sermons, Bibles/Commentaries, Fiction, Spiritual development, and Popular Theology. The books are available to any Villager for study, reference, reflection, or pleasure reading. Villagers are encouraged to use the books and to return them to the shelves when finished.

The Village has a special collection of books in Moore House. They are typically older books, books signed by the author, books written by or about TCU and/or Brite faculty, books of local interest, or books still used in Brite classrooms. Please check with the Director of Brite Housing regarding use of these books.

CALL BOXES

Call boxes are positioned at the front door of each building and at the back door of Patterson and Hooks houses. To place a call, push the call button. At the sound of the dial tone, a four digit TCU extension may be dialed. The red HELP button on the call box rings at the TCU Campus Police office.

Contact phone numbers for Resident Assistants and the Director of Brite Housing, as well as the number and location called from, are posted on a window near the call boxes.

Emergency Call Boxes – Four emergency call boxes located in Leibrock Village are directly connected to TCU Police. Just press the red button receive help.

CHILD SUPERVISION

Children must be supervised at all times. Children are the responsibility of their parents or guardians. Parents and guardians must not leave children unattended. Children are not permitted to enter the exercise room or use any of the exercise room equipment. It is the parent's responsibility to keep children away from the picnic grills located in the backyards of Abell-Hanger/Beasley and Mabee/Hill houses. Villagers are responsible for all damages incurred by their own children and by children who visit them. Toys and other belongings must be put away after use. Items left unattended will be discarded.

CHILDREN'S PLAY AREAS

Children learn through play. A play area and a playground for use by Village children have been developed through gifts of friends of Brite, past and current residents, as well as partnership with the School of Education at TCU. Except by their gross negligence, Brite Divinity School and its agents are not liable for injury to any child in the Village.

Please help us maintain a fun, learning environment for our youngest residents.

- Play area and playground hours are 9 am until 10 pm.
- Please help children leave the play areas and playground orderly when through playing. Put toys, books, and costume items in appropriate storage areas.
- Children must be supervised in the play areas at all times. Residential children and visiting children are the responsibility of their parents or guardians.
- For security reasons, children must never be left unattended in the play areas, playground, or in any part of the Leibrock Village complex.
- All play area items must be kept clear of pathways in order to abide by local fire code. Playground toys must not litter sidewalks.

COMMUNICATION

Cell phone and e-mail are two important means of communication in the Village. All apartments are wired for TCU WiFi Internet access, and every Brite/TCU student is issued an e-mail address. If use of a previously established e-mail address is preferred, go to <http://www.tr.tcu.edu/EmailForward.htm> to have incoming TCU e-mail forwarded to the established account. Important information for Villagers is shared via email. **Villagers are expected to check their email and to make responses as requested.**

FIRE ALARMS

Heat sensors were placed in each apartment according to state fire code. They are very sensitive and can easily be activated. When cooking, be certain to use the stove hood fan. Halogen lamps and gel candles are not permitted in the Village due to the number of fires they have caused in campus housing.

Should there be a fire alarm or a false fire alarm in a Leibrock Village building, a voice programmed in the fire detection system will order you to leave the building immediately. These are the steps to take:

- Evacuate the building.
- Close doors to contain fire and smoke.
- Provide primary first-aid as needed.
- Alert a Resident Assistant or the Director of Brite Housing.
- Go to the assigned check point for your building:

All houses but Moore House go to the Moore House Veranda.

Moore House Villagers go to the Patterson House living room.

- Do not re-enter the area until the 'All clear' signal is given.

It is important that everyone, including children, leave the building and know the check points.

Fire extinguishers are checked annually. To insure prompt replacement, Villagers must inform the Director of Brite Housing when a fire extinguisher has been used.

Due to the potential fire hazard they create, no personal barbeque grills, smokers, hibachis, etc. are to be stored or operated in the Village.

GUEST APARTMENT

Furnished Guest Apartments may be reserved for guests of Brite or TCU for educational program purposes.

Brite official guests \$80 per night
 Non-Leibrock Brite students \$80 per night
 Official guests of TCU departments \$110 per night

KEY POLICY AND LOCK OUTS

One key and building access swipe card is given to each adult resident at move-in.

1. Monday through Friday, from 8:00 a.m. until 3:00 p.m. - Come to the Leibrock Village Office, Moore House #500, to arrange a key-in.
2. After office hours and on weekends call a Resident Assistant.
3. If unable to contact a Resident Assistant, call the Director of Brite Housing, 817/988-7181.
4. The first after-hours lock out assist is free. Subsequent assists will result in a \$30 charge to the Villager's Student Account.

Lost keys and swipe cards must be reported to the Director of Brite Housing immediately as they compromise Village security. When a key is lost, the lock core and all keys for the compromised core must be replaced. Charge for replacement keys (\$100), cores (\$50 each) and swipe cards (\$25,) will be billed to the Villager's Student Account.

One-bedroom apartments have one (1) lock core. Two-bedroom apartments have three (3) lock cores.

LAUNDRY FACILITIES

Leibrock Village provides convenient laundry facilities in each building for the use of Leibrock Villagers. No personal clothes washers and/or dryers may be used or stored in apartments in Leibrock Village. Violation of this rule will result in requiring the occupants of the apartment to vacate within 48 hours.

Villagers are responsible for assisting in the care and cleanliness of the laundry rooms. Although these facilities are cleaned once a week, your help is needed.

- Use the magnetic labels with your apartment number to indicate which washer(s) or dryer(s) you are using. The labels are located in the laundry room on your floor.
- Leaving laundry products in laundry rooms is not recommended, but must be marked with the owner's apartment number and stored in a cabinet if left there.
- Allow 15 minutes before removing another's laundry from a machine. Do not put another's laundry in the dryer even as a courtesy, as some items are not dryer safe and may be ruined. If abandoned laundry is not identified by an apartment number on the machine and you need to start your laundry, set the items aside on one of the counters (after the given 15 minutes).
- Clean the lint filter before and after each use of a dryer.
- Clean up after yourself. Clean spills of detergent, liquid softeners, and bleach.
- Dispose of lint, fabric softener sheets, and empty detergent boxes and bottles in the trashcan provided.
- Watch your children. Children should not play in the laundry rooms.

LAUNDRY ROOM MAINTENANCE – If a problem with a **WASHER** or **DRYER** is experienced, e-mail erin.houchin@tcu.edu. Have the appliance number (the number located on each machine) available when you call. For refund of money lost in a machine, contact the Leibrock Village Office.

MAINTENANCE REQUESTS

Maintenance Requests, Monday through Friday from 8:00 a.m. until 3:00 p.m. - Call (817) 257-7338 or e-mail erin.houchin@tcu.edu. Explain the problem or concern. Be specific. Include your name, apartment number, room in the apartment (i.e., Bedroom A or B, Bathroom A or B), and phone number. The request will be directed to the proper department for repair.

Routine maintenance after office hours and University holidays: For SIMPLE repairs or other non-emergency maintenance (such as a burned out light bulb or dripping faucet), follow the procedure above.

EMERGENCY MAINTENANCE after office hours and University holidays:

Emergency maintenance is defined as anything that may pose a threat to Villagers' health or safety and includes such things as broken water lines, backed-up drains with overflowing water, loss of water, power failure, broken window glass, no heat or air conditioning, lock malfunction, etc.

Call and/or page a Resident Assistant or the Director of Brite Housing IMMEDIATELY. If you are unsuccessful in reaching a Resident Assistant or the Director of Brite Housing, call Heating, Ventilation, and Air Conditioning (HVAC) at (817) 257-7956. This number is answered 24 hours every day. **After you have called HVAC to report the emergency, continue to try to contact a Resident Assistant or the Director of Brite Housing.**

LAUNDRY ROOM MAINTENANCE – If a problem with a **WASHER** or **DRYER** is experienced, call the Leibrock Village Office. Have the appliance number (the number located on each machine) available when you call. For refund of money lost in a machine, contact the Leibrock Village Office.

OPEN DOOR AND GRIEVANCE POLICY

All members of the student community are free to seek information from the staff members responsible for any aspect of community life on any matter that is troubling them, or call attention to any condition that may appear to be operating to their disadvantage or the disadvantage of the Divinity School. Such informal discussions when a problem first develops can enable many problems to be cleared up without delay.

Some misunderstandings are inevitable, and not every real or imagined cause of personal dissatisfaction can be removed by such discussions. In these circumstances, the following steps are suggested for resolving these problems or concerns:

- 1) Initiate a discussion with the appropriate or primary staff or faculty member to see if a resolution can be found to the problem or concern (for example, if the problem is related to a housing

concern, the student should first speak with the Director of Student Housing for Brite Divinity School);

- 2) If the above step is not appropriate or fails to arrive at a satisfactory solution, the student (and, as appropriate, primary staff or faculty member) should place their concerns in writing and deliver the document to the office that constitutes the next level of supervision (in most cases, the Assistant Dean for Common Life);
- 3) The student should then meet with the staff member receiving the written document to see what additional solutions can be developed and discussed with the primary staff member to obtain a satisfactory solution;
- 4) If the process fails after the above steps have been taken, you may request further review with the President. Within a reasonable period of time, a final decision will be made by the President, or other appropriate Brite Divinity official, and reported to all parties concerned.

Concerns related to possible violations of the Divinity School's Equal Employment Opportunity and Harassment Policy or Title IX should be addressed by students through the Complaint Procedure set forth in that policy.

A student's standing at the Divinity School will not be adversely affected in any way by his or her appropriate use of the Open Door Policy.

All Brite policies relating to Common Life, Student Services, and Codes of Conduct, can be found in the Brite Student Handbook found on the Brite website (brite.edu) under Policies and Handbooks.

PACKAGE DELIVERY

Leibrock Village Office will accept packages for Villagers from US Postal Service, UPS, Federal Express, etc. Villagers will be notified by e-mail when a package arrives. Packages may be picked up in the Evans Living Room in Moore House across from the Village Office.

PARKING

One parking space is designated for each bedroom in a Leibrock Village apartment. Extra parking spaces may be rented at \$30 per semester. Parking permit stickers are issued to all Villagers, to identify their assigned parking space. Do not park in a space assigned to another Villager. A parking permit must be purchased at the TCU Police Department, to park elsewhere on the TCU campus.

A Villager who finds an unauthorized vehicle parked in their parking space should notify the Village Office. If the problem persists, the violator may be ticketed by Campus Police. Illegally parked, inoperable or unauthorized vehicles will be ticketed and possibly towed at the owner's expense.

Six parking spaces are designated for visitors. No one with a Leibrock Village parking sticker may park in a parking space designated **Visitor**.

PERSONAL ITEMS

Recycle bins, bicycles, toys, furniture, strollers, and other items may not be left on walkways, in front of the stairs, or in the parking lot. These items will be discarded.

No personal barbeque grills, smokers, hibachis, washing machines, clothes dryers, etc. are to be stored or operated in the Village.

PEST CONTROL

Leibrock Village buildings are routinely monitored and treated, as necessary, for insects and other pests through an external pest control contractor. Villagers should report any evidence of pests to the Director of Brite Housing immediately via email (erin.houchin@tcu.edu). Individual apartments will be treated upon request of the Villager. To arrange for treatment, contact the Director of Brite Housing via email (erin.houchin@tcu.edu). An appointment will be scheduled with the pest control representative.

Due to a growing national concern, Brite Housing takes a proactive approach to the addressing all pests, including bedbugs. Information regarding the prevention and detection of bedbugs is provided to each resident and additional copies of this information can be requested by calling (817) 257-7338 or emailing erin.houchin@tcu.edu. It is the resident's responsibility to educate themselves and take action to prevent bedbugs from entering Leibrock Village.

Residents are required to disclose previous exposure to bed bugs, and must certify that their personal property has been treated by a licensed pest control professional and is free of further infestation. Failure to disclose or bringing in items previously exposed but not properly treated will result in the resident being responsible for all costs associated with treatment. Also, a resident who knowingly allows guests or visitors into their apartment who have been exposed to bed bugs will be responsible for the all costs associated with treatment should the apartment become infested.

In addition, Brite Housing requires all mattresses and box springs to either be rated as bed bug resistant or have a bed bug proof mattress encasement cover upon occupancy. While residents may choose the cover or mattress they wish to purchase, the covers must be "bite proof" and feature a zipper lock of some fashion. Brite Housing reserves the right to require proof from the resident that they have a sufficient encasement cover on mattresses and box springs at any point during occupancy. Failure to comply may result in fines and other financial consequences including, but not limited to, all costs associated with treatment should the apartment become infested.

If a resident suspects they may have bedbugs in their apartment, they are required to immediately notify the Director of Brite Housing via email (erin.houchin@tcu.edu) so that an inspection, and if necessary, treatment will be scheduled. **Failure to notify the Leibrock Village Office via email of evidence of bedbugs or failure to follow all treatment instructions given may result in financial or other consequences.**

Villagers Can Help With Pest Control

Evidence of insects and rodents may be a signal to change the way food and water are managed.

- Are food staples in tightly closed, impenetrable containers? Clean glass jars, canisters, and tin boxes are suitable for storing dry foods. Decorated kitchenware is not necessary.

- Are spills and crumbs cleaned up promptly? Is the kitchen floor swept daily? From an insect's eye view, a few crumbs are a feast.
- Is garbage accumulated in a plastic bag that is then closed with a twist tie to prevent pest-drawing odor during the day and taken to the dumpster each night?
- Refrigerate overripe fruits and vegetables.
- Are dirty dishes cleaned promptly or rinsed and put in the dishwasher?
- Are little reservoirs of liquid available? The most unexpected watering holes attract insects. Cover not-quite-empty soft drink bottles. Empty water in plant saucers.

Useful “DON’T” Guidelines

- **Don't** use contact paper. As the glue attracts insect pests, using contact paper on shelves and in cabinets is not permitted in Leibrock Village. Non-adhesive shelf-liners are easy to install and clean.
- **Don't** save paper bags. They are frequently infested, and can be harborage for roaches.
- **Don't** buy beverage cartons with spilled syrup or malt. The spill could contain roach eggs.
- **Don't** buy used furniture unless each piece is inspected carefully. That mellowed dresser or bed could be home to unwanted pests.
- **Don't** place food or trash outside apartment doorways or in hallways.

PET POLICY

No pets including hamsters, mice, birds, guinea pigs, turtles, frogs, snakes, dogs, cats, etc., are allowed in Leibrock Village. This includes visiting pets. Fish will be permitted, provided the aquarium size is limited to 20 gallons or less. A daily fine of \$50, per pet and for aquariums in excess of 20 gallons, will be assessed for all violations.

If a pet has been in the apartment at any time during a Villager's term of occupancy, with or without their consent, the Villager will be charged for de-fleaing, deodorizing, and/or shampooing the apartment, to protect future Villagers from possible health hazards.

Do not feed stray animals. A \$50 daily fine per animal will be assessed for policy violation.

POSTAL SERVICE

U.S. mail is delivered and picked up at post boxes located in front of Moore House. Post boxes are assigned by apartment. Individual post box keys are issued to Villagers when they move into Leibrock Village. Lost keys should be reported to the Director of Brite Housing. Replacement keys will be issued and the charge (\$10) will be billed to the student's account.

The Trinity River Station, located at 4450 Oak Park Lane, (817-275-8777) is the post office for Leibrock Village.

QUIET HOURS

During quiet hours, all sound must be contained at a reasonable level within the Villager's apartment so it does not interfere with neighbors.

- Saturday - Thursday, 10 p.m. to 9 a.m.
- Friday night - from 1 a.m. through 9 a.m. Saturday.
- On special occasions Villagers may put off quiet hours for a specific period of time with the agreement of occupants of apartments above, below and to the sides of their apartment.

In consideration for Villagers preparing for mid-term and final examinations, quiet hours will be enforced 24 hours a day during these times. Please do not schedule outdoor activities in the Village at these times as the sound carries into the buildings. Although you may be finished with studying and exams, perhaps your neighbors are not!

WHAT TO DO IF YOU FEEL YOUR NEIGHBOR IS NOT IN COMPLIANCE:

1. First Offense: Neighbor to neighbor discussion. Be considerate.
2. Second Offense: Call a Resident Assistant and give an accurate account of the noise.
3. Third Offense: Put your concern in writing, detailing the time and nature of the disturbance and give it to the Director of Brite Housing to schedule mediation with all parties. Parties will sign a contract agreement particular to the needs of those involved.

RECYCLING PROGRAM

Leibrock Village has an active recycling program which follows the rules set by the City of Fort Worth. For more information go to <http://fortworthtexas.gov/solidwaste/recycling/>

SECURITY

Those who are authorized, have a swipe card that permits access to Village buildings. Building security is compromised when you allow entrance to someone you don't know or a non-resident.

- Do not allow entrance to anyone who is not coming to visit you, especially solicitors.
- Do not prop doors open.
- Report strangers in the buildings or loitering on the grounds to the Village Office or to a Resident Assistant. When neither of these options is available, call TCU Police (x7777).

Be aware of your safety and the safety of your neighbors.

SEVERE WEATHER AND TORNADOS

A lightning prediction system is installed on the roof of Moore House, as well as other locations on the TCU campus. When conditions for a lightning strike exist, the system will give a 15-second blast on the horn cluster. After the potential for a lightning strike has passed, the system will activate the horns for an all-clear signal -- three short blasts. Since most outside activities end by midnight, the lightning

prediction system is inactive between 12:00 am and 6:00 am.

General Guidelines for severe weather and tornados:

- Remain calm.
- Avoid large, open areas when possible.
- Go to the lowest level interior hallway or bathroom in the building if possible.

In case of flash flooding that might occur from time to time, residents are urged to move automobiles to higher safe areas away from storm drains and when instructed by Brite Housing staff to remove as many items from floor areas as possible as a precaution.

SOLICITATION POLICY

Solicitation by non-Villagers is prohibited and should be reported to the office or to a Resident Assistant when the office is closed. Do not let strangers into the Leibrock buildings.

Door to door solicitation by Villagers is discouraged. A list of those who welcome solicitation is available in the office. Do not approach Villagers who have not chosen to put their names on the list.

TOBACCO FREE POLICY

In order to encourage a culture of health and wellness for all students, faculty, staff and guests, Leibrock Village prohibits the use of all tobacco products and smoking on Leibrock property. Individuals wishing to use tobacco as part of an established religious ceremony, academic or research activity may contact the Dean of Brite Divinity School to request an exemption for those activities.

Furthermore, all facilities at Leibrock Village are designated "No Smoking" in accordance with City of Fort Worth Ordinance #13009. Smoking in apartments or the buildings at large may result in eviction and forfeiture of the security deposit.

VISITORS

No student, their spouse or partner, family member or visiting guest shall reside or visit a resident at Leibrock Village who is required to register or report to a local law enforcement authority as provided in Chapter 62, Texas Code of Criminal Procedure, or as amended; or who in the sole judgment of the Brite Divinity School president, the dean, or their designate, or the Director of Brite Housing, may constitute a threat to the safety or health of Brite Divinity School students, individuals who reside at or visit Leibrock Village, or the university community.

The President, or the Dean of Brite Divinity School, or their designate, or the Director of Brite Housing may in their sole discretion and judgment, deny residency at Leibrock Village to a student, their

spouse or partner, family member or visiting guest who is a convicted felon under the laws of the state of Texas or any other state; or has been convicted of a crime of moral turpitude in Texas or any other state.

Visiting guests, including relatives, are permitted for a maximum of one week. In shared apartments, roommate consent is required for any overnight guest.

Residents with or expecting children have the option of bringing their parents to stay with them for extended periods (up to two months) to help care for their children. No one bedroom apartment may have more than two adults and no two bedroom apartment may have more than four adults at one time.

Any request for visits in excess of one week must be made in advance in writing to the Director of Brite Housing via email (erin.houchin@tcu.edu). Prior authorization and a completed background check are required for all visits greater than one week. Failure to complete a background check and receive written approval from the Director of Housing at least one week prior to the arrival of the guest may result in a fine of \$200.00 per person per day and the student, his or her spouse or partner, family member and/or any visiting guest may be required to vacate the apartment within forty-eight (48) hours. SECURITY DEPOSIT WILL BE FORFEITED.

Visitors must park in the designated Visitor parking spaces. Individual Villagers are responsible for all violations of Brite Housing policies by their guests.

WALLS

Use wall hanging devices that are driven into the walls at a slant. Other approved wall hanging devices are "Wall Grab" anchors, and wall putty. Do not use Scotch tape, sticky hooks, masking tape, cement, cork squares, decals or bumper stickers as these items cannot be removed without damaging the walls. Contact paper, corkboard, or wallpaper may not be used on walls, shelves, or in cabinets. Mounted hardware for shelves and window treatments must remain.

Do not paint the walls. No structural changes may be made.

WEAPONS OR DANGEROUS DEVICES

Use, storage, or possession of weapons or dangerous devices is prohibited on Brite and TCU property (Brite Student Handbook 3.9). Violation of this code may result in immediate expulsion in addition to the filing of criminal charges. Items include, but are not limited to, firearms, ammunition, martial arts devices, slingshots, air powered guns, blowguns, or fireworks.

It is a Third Degree Felony to have or to carry a handgun on Brite property, even if you have a concealed handgun permit.