

**Ithaca Renting Internet Service (IRIS)**

**Addendum to 2024-25 Lease for BUILDING \_\_\_\_\_ APARTMENT \_\_\_\_\_**

**TERMS OF SERVICE:**

**ANNUAL FEE: \$ \_\_\_\_\_**

Ithaca Renting Company will provide its Internet access service to you (Subscriber) in accordance with these terms and conditions, which terms and conditions incorporate and include the Acceptable Use Policy.

**FEE:** The Subscriber will pay Ithaca Renting Company an annual fee as indicated above. There is no connection or installation cost. The charge is paid as additional rent for the apartment and is subject to apartment lease requirements. Payment must be made in full before service is activated. The Term or Service is from the date the Fee is paid until the end of the current year’s lease. There is no proration for partial year service.

**TERMS OF SERVICE:** Subscriber's use of the Internet Service shall be deemed acknowledgment that Subscriber has read and agreed to the Terms of Service and the Acceptable Use Policy. Any user who does not agree to be bound by the Terms of Service should immediately stop their use of the Internet Service and notify the Ithaca Renting Company rental office to terminate the service. Subscriber acknowledges receipt of the electronic version of the Acceptable Use Policy.

**ACCESS REQUIREMENTS:** The Subscriber is responsible for providing all equipment. Subscriber will need a network interface card or adapter providing an Ethernet connection. Alternatively, Subscriber may connect a home networking device (commonly referred to as a router).

**TECHNICAL SUPPORT OF SUBSCRIBER’S HARDWARE/SOFTWARE:** Ithaca Renting Company does not provide technical assistance for third party hardware or software, including but not limited to wired and wireless routers, computers, printers or smart devices. Any questions concerning third party hardware or software should be directed to the manufacturer of that product. Ithaca Renting Company is not responsible for the operation or support, maintenance or repair of any equipment, software, or services that Subscriber elects to use in connection with the Internet Service.

**INTERNET USE RISKS:** Subscriber acknowledges and agrees that when using the Internet Service to access the Internet or any other online network or service, there are certain risks that may enable other Internet users to gain access to or use of Subscriber's equipment. Subscriber is responsible for taking and should take all appropriate security measures when using the Internet Service. Subscriber assumes sole responsibility for Subscriber's equipment used in conjunction with the Internet Service and for providing and configuring any "firewall" or security measures for use with the Internet Service to prevent damage from viruses, malware, or other similar malicious items and to prevent unauthorized access to the Internet Service, and Subscriber shall be solely responsible in any manner for the effectiveness of these blocking and filtering technologies. Ithaca Renting Company does not warrant that others will be unable to gain access to Subscriber's computer(s) and/or data even if Subscriber utilizes blocking and filtering technologies, or that the data or files will be free from computer viruses or other harmful components. Ithaca Renting Company has no responsibility and assumes no liability for the protections Subscriber may employ nor for any damages that may arise from accessing the Internet.

**PROHIBITED ACTIVITIES:** Subscriber will not use, or allow others to use, the Internet Service to send or receive, or otherwise use any information which infringes the patents, trademarks, copyrights, trade secrets or proprietary rights of any other person or entity. This includes, but is not limited to, digitization of music, movies, photographs or other copyrighted materials or software. Subscriber must obtain appropriate authorization from such other person or entity prior to sending, receiving or using such materials. Subscriber represents and warrants that Subscriber is and will be the author and copyright owner and/or an authorized licensee with respect to any hosted content, and Subscriber further represents and warrants that no hosted content violates or will violate the trademark, copyright, domain name or intellectual property rights of any third party.

**SERVICE SPEED:** Subscriber understands and agrees that Ithaca Renting Company does not guarantee that any particular amount of bandwidth on the network or that any speed or throughput of Subscriber's connection to the network will be available to Subscriber. Subscriber understands and agrees that the speed of the Internet Service provided at Subscriber's site will vary depending upon a number of factors, including Subscriber's computer system(s) and associated equipment (e.g., Subscriber-sourced WiFi routers/access points, etc.), Internet traffic, and other factors such as system capacity limitations, governmental actions, events beyond Ithaca Renting Company’s control, and system failures, modifications, upgrades and repairs. Subscriber understands that Subscriber's wireless connections and use of wireless routers may be subject to greater fluctuations in speed and latency and may be adversely affected by interference, congestion, distance, and other outside factors.

**SUBLET:** The service will continue for the entire term of the lease, including any sublets. Sublet must follow all Terms of Service. The Tenant may collect any pre-paid IRIS costs from the Subtenant. There are no refunds of pre-paid fees.

**TERMINATION:** Ithaca Renting Company has the right to terminate the Internet Service upon any violation of the Terms of Service or Acceptable Use Policy.

**INTERNET SERVICE ISSUES:** Contact the Maintenance Department at 607-277-0179 or [maintenance@ithacarenting.com](mailto:maintenance@ithacarenting.com).

**By: Subscriber Print Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_**

*For joint (group) leases, one tenant may sign on behalf of all tenants named on the lease.*

**Ithaca Renting Company Agent: \_\_\_\_\_ Date: \_\_\_\_\_**