

I. TERM AND FEES

- A. The term of this contract is for the entire academic year (defined as fall and spring semester), or for the remainder of the academic year if entered after the start of fall semester, or for the duration of the semester if entered during the spring semester or summer session. The contract may be terminated prior to completion of this specified term only upon graduation, academic or disciplinary dismissal, complete withdrawal from the University, or approval of early termination by the University. Notwithstanding termination, room-and-board charges will continue until the student checks out, in accordance with established University procedures.
- B. First-year contracted students deciding not to enroll at the University must inform the Admissions Office in writing by May 1. For spring semester and summer session, a 30-day notice prior to the start of the academic session is required. A \$100 late cancellation fee will be charged to the student account when notification is late.
- C. Upper-class re-contracted students deciding not to enroll at the University must inform the Registrar's Office by June 1 to avoid cancellation fees. A \$100 fee will be charged if notice of cancellation is received after June 1 for the fall semester. For spring semester and summer session, a 30-day notice prior to the start of the academic session is required.
- D. The University reserves the right to terminate this contract and take possession of the room for violation of this contract, violation of University policies, or failure to make timely payment of room-and-board charges.
- E. Room-and-board rates are established in accordance with the Board of Trustees each year for the following academic year. Students agree to make timely room-and-board payments to the Student Service Center in accordance with the University's then-current payment and rate schedule.
- F. When a student properly checks out of a residence hall concurrent with a permitted termination, all advance payments on room-and-board charges in excess of the charge for actual weeks in residence will be refunded, except that no refunds are made to students leaving the residence halls during the final two weeks of any semester. Residents who fail to check out of their room properly and/or fail to return keys may be responsible for ongoing room-and-board charges and will be assessed a fee as determined by the University.
- G. Applicable room-and-board rates are prorated on a weekly basis upon permitted termination.
- H. The University reserves the right to adjust room-and-board charges during the year. In establishing board rates, consideration has been given to expected absenteeism, and no allowances can be made for meals missed.
- I. Residents are assigned their room rate based on their current occupancy. Room rates may increase when the room occupancy decreases at any time during the academic year.
- J. In view of its own obligations, the University is limited in its ability to terminate housing contracts. Only residents with serious medical, financial, or unusual extenuating circumstances may request termination of this contract. This contract shall not be terminated to move to a private home, fraternity or sorority house, or other housing, or to commute during the period covered by this contract. The University will consider only those requests by residents who have incurred a significant change in circumstances beyond their control since the date they signed this contract and reserves the right to grant or reject any such requests. A \$300 administrative fee will be assessed if early contract termination is approved.
- K. Contracts for new incoming first-year students, if under 18 years of age at the time of submission, will become legally binding upon possession of the room key, temporary room access card, HuskyCard identification card, or building access codes. Contracts for all other students will become legally binding upon electronic or physical signature.
- L. The University may terminate or temporarily suspend the contract without notice in case of an emergency that would make continued operation of student housing and dining not possible. This contract is subject to change or termination as provided in the conditions below and due to strikes, lockouts, labor disputes, or other circumstance beyond the University's control which adversely affect the health and/or safety of students or the ability of the University to function.

II. CONDITIONS OF ASSIGNMENT

- A. The University does not discriminate on the basis of race, religion, color, national origin, age, sex, sexual orientation, gender identity, height, weight, genetic information, marital status, disability, or veteran status in the assignment of campus housing.
- B. Submission of this contract does not guarantee accommodations in the residence halls. Should the University have more applicants than it has regular spaces and rooms available, it reserves the right to assign applicants without prior notice to temporary accommodations as provided below until regular accommodations become available.

- C. Students do not have a residence hall room assignment until notified. The University reserves the right to fill vacancies and make and adjust room assignments as necessary.
- D. When the demand for housing exceeds the number of regular accommodations available, students are assigned to converted accommodations. Converted accommodations are regular student rooms with one additional resident assigned over the normal capacity (i.e., three residents to a regular two-person room, etc.). A reduced rate will be charged while the resident is in converted status. Students in converted rooms will be assigned to regular accommodations as vacancies occur.
- E. Failure to occupy your assigned room before the end of the first day of regular instruction in any semester without giving prior notice of delayed arrival may result in the loss of assigned accommodations. Such loss of assigned accommodations shall not relieve the student of the responsibility to accept other available residence hall accommodations.
- F. In Hillside Place only: If a student terminates their contract within the academic year, students living in a co-ed apartment are responsible for finding a new roommate or paying the fourth student portion of the rent. Students living in a single gender apartment will receive a new roommate from the University if they do not find a replacement.

III. GENERAL CONDITIONS

- A. The student agrees to comply with all University rules, regulations, and procedures applicable to the residence halls. Students will be held accountable for any violations of these regulations. The University reserves the right to change, take possession of, suspend living in, deny visitation privileges, or cancel a housing and/or dining assignment or contract at its discretion in the interest of order, health, safety, discipline, and/or to resolve interpersonal conflicts.
- B. No student shall sublet or assign his or her assignment to another person. No unauthorized persons are allowed to reside in the residence halls.
- C. The student shall not use the residence hall rooms or any public areas in a manner that is detrimental to the health, safety, and welfare of the residence hall community.
- D. No student shall bring, keep, or possess any animal/pet (with the exception of fish in a twenty-gallon tank) in the residence hall or dining hall with the exception of a certified guide or service animal.
- E. The University staff may enter the residence hall rooms according to established University policy.
- F. In Hillside Place only: University staff will be entering the apartment during normal working hours to clean the apartment community space (which is defined as the living room, kitchen, and bathroom) twice a month. In addition, University staff may enter the apartment for inventory, repairs, services, and quarterly inspections or as deemed necessary by the University.
- G. The University is not liable for the loss of and/or damage to money, property, or valuables belonging to the student or guests. The student is responsible for acquiring any liability and property damage insurance, if so desired.
- H. The student accepts full responsibility for the condition of the assigned residence hall room and furnishings and agrees to pay any charges for damages that may result from lack of care by the student or any visitor. The University reserves the right to assess students for damages to community areas of the residence hall.
- I. The University may require students to vacate University housing accommodations if they fail to maintain to maintain enrollment or if they are not making satisfactory academic progress. Full time status is not required for the purpose of summer school housing.
- J. The student will occupy the assigned space solely as a residence. The student agrees not to use the residence hall, information technology resources, or any part of the University housing to advertise, sell, solicit, conduct, or serve as an agent for a business.
- K. The University reserves the right to determine at its discretion that, due to past or current behavior and/or criminal activity on the part of the applicant or current student, the University's best interests would be best served if the applicant or student is not permitted to reside in the residence hall. Any such determination by the University shall be final.