

This Contract is a legal document. Your signature indicates your understanding and acceptance of all the terms and conditions stated herein.

Deposit

The Housing Contract cannot be processed unless accompanied by a security deposit payment in the amount of \$200.00. This security deposit can be used to pay any unpaid balance owed to the University including, but not limited to unpaid rent, utility charges, damages and fines, and tuition. The security deposit is eligible for release if:

1. It is the end of an academic year, there is not an active contract on file for upcoming semesters, and proper checkout procedure is followed.
2. There are no additional damages present in your room or your apartment common areas upon checkout.

Term of Contract

The Contract commences when processed by the Office of Residential Life, with a move-in date established by that office, and remains in effect until the end of the chosen Contract term. Please refer to the dates on page 1 of this Contract.

Eligibility

RSU is committed to the goal of equal educational opportunities for students with disabilities. Requests for reasonable accommodations for disability related needs should be submitted to the Director of Residential Life.

If you are single and enrolled as a full time student at RSU, you can live on campus. The Rogers State University Student Apartment Complex does not accommodate children.

Cancellation of the Housing Contract

You may terminate this Contract, subject to the following conditions and deadlines and approval of the Housing Contract Committee.

Contract Termination Prior to the First Day of Classes

1. Full Refund- If written notice is received before the deadline, your initial Contract payment (deposit and rent) will be refunded. Deadlines: July 1st for Fall semester, December 15th for new Contracts for the Spring semester, and May 1st for the Summer Semester.
2. No Refund- After July 1st for the Fall semester, December 15th for new contracts for the Spring semester, and May 1st for the Summer semester, there will be no refund of the initial contract payment.

Contract Termination On or After the First Day of Class

1. If you are enrolled in classes and terminate your contract on or after the first day of classes, you will be charged the following:
 - a. Full room charges through the date on which you are officially released from this Contract by the Housing Contract Committee.
 - b. 25% of the remaining balance.
 - c. Loss of security deposit.

Termination of the Housing Contract

Upon reasonable notice and for good cause, the University reserves the right to terminate this Contract. Good cause in this section means any conduct which disrupts the orderly administration and/or function of RSU or any of its activities, suspension from the apartment complex or the university and academic or disciplinary withdrawal. If this Contract is terminated, you must vacate the premises immediately or as required by law.

Release from Housing Contract

If you are enrolled and wish to be released from the Contract, you may apply for a Contract Release from the Director of Housing or his/her designee. Releases are at the discretion of the Housing Contract Committee. Releases will be granted only under extreme and extenuating circumstances. If a release is approved and after completion of proper check out procedures, you will be obligated to pay for room charges accumulated from the start of the Contract through date of checkout, a cancellation fee of 25% of the remaining balance of your Contract, and the deposit is forfeited. If you move prior to a release, your charges will accumulate until a release is approved.

Housing Assignments

Assignments are made based on the date of receipt of housing Contract and deposit. The Contract and the deposit reserves a space in the apartment complex, not a specific room or roommate. We cannot guarantee a particular space. If you fail to move in to your assigned space on or before the first day of classes, your space will be assigned to another resident. Failure to occupy space does not nullify the Contract. Charges will continue through the Contract period or until you officially withdraw from the University. A room may be occupied by only the student to whom it is assigned.

Room Changes/Apartment Consolidation

Requests for room changes are accepted at any time and are subject to space availability. If approved, you will have 48 hours to complete your room change or rent will be charged on both rooms until the move is complete. The first room change is free of charge, subsequent room changes will result in a \$25.00 room change fee.

Residents in an apartment with less than full occupancy (4 residents) will be required to accept a roommate if one is assigned. Residents in an apartment with 2 or fewer occupants may be required to move into a different apartment in order to consolidate space.

Guest Policy

Overnight guests must be approved through the housing office. Each resident and each guest is allowed five guest passes per Contract period. You must accompany your guests at all time, and the guest is expected to carry a guest pass at all times. Guests shall be required to comply with all University Policies including those contained in the Student Code of Conduct and the RSU Residential Life Handbook. The resident is responsible for any damages to the property by their guest. Failure to abide by these regulations will result in fines and/or other disciplinary measures. You will be held jointly and severally liable for any damages caused by your guests.

Room Inspection, Security, and Cleanliness Standards

The University reserves the right to enter any room in case of emergency, maintenance needs, Health and Safety inspection, or room inspection. If repair work or any like service is required, a reasonable effort will be made to notify you prior to entry. Upon taking possession of a room, you will be responsible for keeping your room in a clean and sanitary condition. Health and Safety inspections will be conducted by the housing staff at the discretion of the Director of Housing.

Every effort will be made to protect your belongings. The university is not responsible for loss of or damage to your personal property. You should contract with a private insurance company for coverage of your personal belongings.

A \$50 minimum cleaning fee will be assessed when a resident fulfills his/her contract. Additional cleaning charges may be assessed against residents whose housing units require other than routine cleaning including, but not limited to, carpet stains, etc. **PLEASE NOTE:** Fines will be assessed for the cost of repair to any item in the apartment that is found damaged at the time the resident hall director conducts final check out or at any other time such damage is discovered. This shall include, but is not limited to, damages to the walls, carpet, furniture, appliances, floor, fixtures, etc.

Smoking/Tobacco Use

Smoking is prohibited in all apartments. Students who violate this policy will be charged for fumigation of rooms/apartments and be subject to additional sanctions. Additionally, due to sanitary considerations, the use of smokeless tobacco is prohibited in University housing except in individual students' rooms/apartments if all occupants within a room/apartment agree to allow the use of these products within the room/apartment. Smoking is not allowed in the breezeway or stairwells of the Student Apartment. The only approved smoking areas are underneath the pavilion in the inner courtyard and in the parking lot.

Statement of Understanding

I have read and understand all the rules, provisions, regulations, and policies set forth in this Contract. I also understand that I acknowledge the receipt of, and responsibility for familiarity with the rules, provisions, regulations, and policies set forth in the RSU Residential Life Handbook, the RSU Student Code of Conduct, and any other applicable official publications of the University as may be amended from time to time. I agree to pay for the total amount of my Contract according to the term I selected.

Name _____

Signature _____

Date _____