

# Eastern Michigan University

## Housing & Residence Life Contract

Summer 2017

*Read carefully! You are entering into a legally binding contact with the University. Do not submit this contract unless you are certain you have the financial resources to cover all of the costs for the full summer semester.*

*The contract is for the full summer semester*

### Summer

**Occupancy availability: Monday, May 1, 2017 – Wednesday at noon, August 16, 2017**

### Terms and Conditions

This is your Housing and Residence Life Summer Contract. If you choose to live on campus, you are responsible for knowing the terms and conditions that are presented and agree that you are prepared to meet the financial obligations. Knowledge and compliance with the information contained in the contract is each student's responsibility. Once you agree to the contract terms you may proceed with the application process.

This contract outlines the terms and conditions upon which room and board in Eastern Michigan University residence halls and apartments is contracted with a student (herein called RESIDENT) by the University's Board of Regents, being the constitutional and statutory board of control of Eastern Michigan University (herein called UNIVERSITY). The contract is for the entire 2017 summer semester.

### FEES AND CONTRACT TERMINATION

1. A \$150 prepayment is required to reserve a room.
2. The RESIDENT must be enrolled and remain enrolled in at least one class for the summer semester. Non-enrolled students are not eligible to live in the residence halls or university apartments.
3. The RESIDENT may cancel this contract prior to moving into the residence hall/university apartment by submitting a cancellation, in writing only, to the Housing and Residence Life Office at: [housing@emich.edu](mailto:housing@emich.edu).
4. In the event of a major change in circumstances after moving into the hall/apartment, the RESIDENT may apply for a contract release with the Housing & Residence Life Office.
5. The UNIVERSITY reserves the right to change room rates if, in its opinion, such change is necessary.
6. The UNIVERSITY reserves the right to terminate this contract for violations of this contract, university policies and regulations, or non-payment of room charges by the scheduled university due dates.

### ROOM AVAILABILITY

7. Residence hall/university apartments are open for student occupancy only when the UNIVERSITY is in session. RESIDENT rooms will become available for summer move-in beginning Monday, May 1, 2017 through Wednesday at noon, August 16, 2017.
8. At the end of the summer semester, the RESIDENT is required to vacate the residence hall by noon on Wednesday, August 16, 2017 unless the RESIDENT has an active contract for the Fall/Winter 2017-18 academic year on file with the Housing & Residence Life office. If a RESIDENT does not have a 2017-18 contract, and still has belongings in the room after the scheduled move-out day, the items will be disposed of and any associated costs will be assessed to the RESIDENT's account. Extended stays ARE NOT granted to students who do not have a contract for Fall 2017.

9. The UNIVERSITY has the right to cancel the contract if the RESIDENT fails to move in within two (2) days after the first move-in day.

10. The UNIVERSITY reserves the right to change an assignment when deemed necessary.

## **GENERAL CONDITIONS**

11. The UNIVERSITY does not discriminate on the basis of race, color, religion, sexual orientation, disability, or ethnic background in the assignment of residence hall/apartment space.

12. RESIDENTS requesting disability-related accommodations with respect to housing and/or dining must register with the Disability Resource Center and submit supporting documentation to determine their eligibility.

13. The room and board rate will not be pro-rated if RESIDENT moves out during the last two weeks of the semester.

14. The RESIDENT agrees to comply with the rules and regulations which may be adopted by the UNIVERSITY for the residence hall/apartment program and with the terms of the UNIVERSITY's Student Code of Conduct and the Guide to Campus Living located at <http://www.emich.edu/residencelife>.

15. No RESIDENT is permitted to transfer his or her assignment to another person. No unauthorized persons are permitted to reside in the room/apartment. No pets are permitted in the residence halls or Brown/Munson. Cats are permitted only in limited designated apartments for an additional fee.

16. The Director of Housing & Residence Life or his/her designee has the right to temporarily or permanently suspend a RESIDENT from university housing and/or dining locations when the RESIDENT or guest is determined to be a disruption to the community.

17. The RESIDENT will not use the residence hall room/apartment or public areas in and around the halls or apartments in a way which is detrimental to the best interest and welfare of the community.

18. No commercial sales or services are permitted in either the RESIDENT's room/apartment or in any public areas.

19. The RESIDENT is prohibited from keeping firearms, weapons, gunpowder, or other substances which might endanger the health and safety of any person in the residence hall/apartments.

20. Air conditioners are not permitted in any of the residence halls nor Brown/Munson. Air conditioners may not be installed by residents at any time. Cornell Courts, Westview, or 601 West Forest residents can apply to have an AC unit. Residents in those locations must provide AC unit that meets University standards and complete the proper written request form. The University has final determination of the installation AC units.

21. The UNIVERSITY reserves the right to enter and inspect rooms/apartments for pest control, health, maintenance and security reasons, or to remove university property, and reassign rooms as necessary. RESIDENT agrees to follow directives that support these functions.

22. The UNIVERSITY is not responsible for the loss of or damage to any personal property of the RESIDENT or their guests. RESIDENT is strongly encouraged to purchase appropriate insurance for their personal property if the family's household policy does not cover the property while it is located at the university.

23. The RESIDENT will keep the premises and public areas clean and free from dirt, garbage, and trash and is responsible for the repair and replacement of any item damaged because of the acts or omissions of the RESIDENT or the RESIDENT's guest, invitee, or agent. Any necessary repairs or replacements will be made by the UNIVERSITY and be paid for by the RESIDENT or, in the case of public area damage, by the RESIDENTS of the community.

24. All rooms in the Residence Halls and Apartments are annually certified bedbug free prior to the start of the fall semester. If the RESIDENT or UNIVERSITY becomes aware of an infestation of bed bugs or another pest, the RESIDENT agrees to comply with Housing & Residence Life protocol to address it.

25. The times set forth for performance of this agreement are subject to change due to extreme weather, strikes, lockout, or other labor disputes and disorders which may affect the health or safety of students or affect the educational function of the institution. The UNIVERSITY reserves the right to offer these room and board services at different dates and times provided that when services are offered, the dates will be in conformity with the purpose for which the RESIDENT entered into the agreement.

26. No smoking is permitted anywhere within or around the residence halls or University Apartments.

27. Alcohol consumption by or distribution to those under the age of 21 is illegal in the State of Michigan. The RESIDENT agrees not to consume alcohol in a room/suite where all occupants of the room/suite are not of the legal drinking age.