

# CONDITIONS OF RESIDENCY

2018-2019

The purpose of this document is to establish the terms and conditions of the residence hall housing contract at Anderson University. This document constitutes an offer by Anderson University, herein after referred to as "the University", to contract with the student for **housing for a complete academic year**. The Anderson University Student Life Handbook is also incorporated by reference into this contract. Alterations of this agreement with intent to change its terms or conditions voids the document.

Though not necessarily a room and board "package" plan, all students living in a university residence hall (except students classified as Seniors and those living in apartments) are required to purchase a meal plan (see food service publications and contract for the required plans). Students not contracting for the required meal plan at the beginning of the semester will be charged at the appropriate level after semester classes begin. Questions regarding meal plan options, service, hours, etc., should be directed to the dining services staff at extension 4260.

1. **HOUSING POLICY.** All single Anderson University students are required to live in a campus residence hall facility if they are classified as a Freshman, Sophomore, or Junior (earned less than 88 semester hours), registered as a full-time student, not living with parents or guardian, and not **22 years of age** by the end of May 2019 unless approved by the Off-Campus Housing Committee. If your full-time status changes, permission to stay in the residence hall needs to be approved.

2. **CHARGES.** The residence hall room charge is for the complete academic semester. Adjustments in room charges should a student cease enrollment or move off campus (assuming eligible for off campus), will be made on the same basis as the tuition adjustment policy stated in the college catalog and Student Life Handbook. Failure to satisfy the financial obligations accrued under this contract may result in denial of transcripts, denial of re-enrollment or other action.

3. **ROOM ASSIGNMENT.** The university will not discriminate in room/hall assignments on the basis of race, religion, color, national origin. The university reserves the right to assign roommates and/or to change room or hall assignments, including consolidation of occupants as spaces are vacated. Students living alone in a double room and not paying the private room rate **MAY BE ASKED TO CONSOLIDATE OR BE CHARGED THE PRIVATE ROOM RATE**. Changes in room assignments may not be made without approval of the Resident Director, nor may students reassign or sublet their room to another person.

4. **TERMINATION.** If, for any reason, student enrollment at the university is terminated during the course of an academic term, students must vacate their room within 48 hours. If the university decides to terminate enrollment (and therefore this contract) for disciplinary reasons, the student must move out of their room within 24 hours. If a student fails to vacate the room within the prescribed time, the university may make additional charges and/or remove student's belongings and store them, at the student's risk and expense, for no more than 30 days, after which time the university will have no responsibility for those belongings. **TERMINATION OF THE CONTRACT FOR ANY REASON WILL RESULT IN A BREACH OF CONTRACT PENALTY OF UP TO HALF OF ONE SEMESTER'S RENT.** Students who have signed a housing contract and are not automatically eligible to live off campus but apply for and are approved for off-campus housing would not be subject to the Breach of Contract Penalty if approval is given.

5. **OCCUPANCY.** Residence Hall opening and closing times for a specific academic term are announced in advance by the Department of Student Life. Students will not be permitted to assume occupancy of assigned rooms prior to the date and time of the official opening without the advance approval of the Department of Student Life. Similarly, students may not stay in assigned rooms beyond the date and time of official closing without special permission from the resident director at least three days in advance.

6. **VACATIONS.** All college residence facilities except Fair Commons, South Campus, and Tara East will close for **THANKSGIVING**, Wednesday, **November 21**, 10:00 a.m. and reopen Sunday, **November 25**, at 1:00 p.m.; **SEMESTER BREAK** (Christmas) close Saturday, **December 15**, at 10:00 a.m. and reopen Sunday, **January 13**, at 10:00 a.m. **Fair Commons, South Campus,**

**and Tara East will be the only housing open.** **SPRING BREAK:** close Saturday, **March 16**, at 10:00 a.m. and reopen Sunday, **March 24**, at 10:00 a.m. **Fair Commons, South Campus, and Tara East will be the only housing open. STUDENTS MAY NOT ENTER THE RESIDENCE HALLS OR OCCUPY ROOMS IN CLOSED HALLS DURING VACATION PERIODS. Students have the final responsibility for finding vacation period accommodations.** **YEAR-END** halls close Saturday, **May 11** at 10:00 a.m.

7. **PRIVATE ROOM.** Assignment to a private room (especially two-person rooms designated as private rooms) is contingent upon available space. Assignment to a private room assures no roommate and that no consolidation will occur. No revisions of private room charges will be made after classes begin each semester. A private room contract must be signed.

8. **FURNISHINGS & EQUIPMENT.** Students are not permitted to remove equipment or furnishings from any room or common areas in the residence halls. No outside lofts allowed. Students are responsible for maintaining their room and must leave the room clean and in good condition when moving out. A Room Inventory must be completed by each student occupying a room describing the move-in condition. A completed inventory must be returned to the residence hall staff by the second Friday of the semester to remain on file until occupants vacate the room. A new Room Inventory must be completed with each room assignment change. It is the student's responsibility to complete and return the inventory upon move-in and check-out to the hall staff. Students will be billed for damages to, or loss of, university property or for unnecessary service costs resulting from neglect or intent. When responsibility cannot be ascribed to an individual student, each resident of the room will share equal responsibility for payment of assessed costs. In the event damages to corridors and common/public areas cannot be assessed to an individual student, the university may assess residents an appropriate share of the repair/replacement costs.

9. **LIABILITY.** The university will use reasonable efforts to protect students' property, but the university is not liable for the loss of, theft of, or damage to any property belonging to students. The university does not insure students or students' property. Should disruption or nonperformance of services occur because of circumstances beyond the university's control, the university will not be held responsible. It is recommended that students check with parents and/or their own insurance coverage regarding illness, injury, property, etc. Students are encouraged to pursue renters insurance.

10. **ROOM ENTRY.** The university reserves the right to inspect students' rooms for damage or to enter to make repairs. The university also reserves the right to enter students' rooms given reasonable cause, to insure adherence to university policies or to protect the health and safety of the residents (see university Judicial Code).

11. **PETS.** Pets are not permitted. Fish are the **only** exception.