

**RESIDENT STUDENT HOUSING CONTRACT FALL/SPRING 2023-2024**  
**For Undergraduate Students**

**PLEASE READ THE RESIDENT HOUSING CONTRACT BELOW AS THIS AFFECTS YOUR LEGAL RIGHTS. PLEASE MAKE A SELECTION AT THE END OF THE DOCUMENT.**

This Resident Student Housing Contract grants to the student a license to use the space as assigned in a Quinnipiac University residence hall (e.g. room/suite/apartment). The license grant does not vest in the student a property right as to that residence hall space, but instead a revocable privilege to occupy that residence hall space for the license period.

The license period commences in accordance with the university calendar and published move-in dates for the Fall Semester 2023 and continues until no later than the end of the university calendar for the Spring Semester 2024. The license period for each semester does not include the periods when classes are not officially in session.

It should be noted that students may not reside on campus in residence hall spaces or facilities when classes are not officially in session, unless prior approval has been secured in advance from the Director of Housing or designee. Students so assigned to residence hall space during periods when classes are not officially in session are subject to an additional charge.

License to use residence hall space as noted above may be terminated sooner than the end of the university calendar for the fall and spring semesters in academic year 2023-2024 in accordance with any of the following provisions:

- a. Permission herein granted for a license to use the residence hall space is personal to the named student below, may not be assigned, and may be revoked at any time by Quinnipiac University.
- b. To be eligible for university housing, individuals must be matriculating students, at least 17 years old, who are in good academic, student conduct and financial standing with the university and have paid their housing reservation fee (also known as housing deposit) according to established policies.
- c. License to use the described residence hall space is subject to all rules and conditions set forth in the Student Handbook relating to the campus and university housing.
- d. License to use the residence hall space is expressly conditioned on the student maintaining and continuing in good standing with Quinnipiac University, as described above and in accordance with the Student Handbook.
- e. License to use the residence hall space herein granted assumes occupancy of the described residence hall space, assigned by Quinnipiac University only, of one or more other person(s), except for certain designated single residence hall rooms which cost more.

- f. For any reason it may deem sufficient, Quinnipiac University may change, modify, or substitute for, the particular residence hall space herein described. A student may not change, alter, add to, or otherwise modify the physical confines (interior or exterior) or included furnishings of any residence hall space so assigned.
- g. The university does not hold a particular residence space for any reason when a student vacates the residence hall space. If a student moves out for any reason before or during a semester, the residence hall space they vacate may be used by the university to accommodate other students who need housing. A new roommate may be assigned to any vacant residence hall space at any time, with or without advance notice by the university. Students in multiple occupancy rooms agree to accept roommates. Housing and Residential Life will not reassign a resident of a room based solely on the request of a roommate(s). However, the resident(s) initiating the request may be granted a room change, subject to availability.
- h. Upon the earlier happening of any of the following, the license herein granted shall automatically terminate, and Quinnipiac University shall take possession of the described residence hall space upon the giving of not less than one day's written notice, which notice shall be sufficiently given if delivered to, or posted upon, the described residence hall space:
  1. Termination or interruption of the described status of the student named below, with respect to Quinnipiac University.
  2. Conclusion of the semester or other time period indicated above for which this license to use the residence hall space was granted.
  3. A determination by Quinnipiac University that continuation of the license to use the residence hall space herein granted is not in the best interest of the university, by reason of illegal act, nuisance, or otherwise. Such determination shall be made by the President, or designee(s), in such manner and upon such evidence as they shall deem sufficient, and any such determination shall be final and conclusive.

**Three Year Housing Requirement (For undergraduate students entering Fall 2021 or thereafter):**

Quinnipiac University wants students to engage in the full experience of living on campus to maximize their personal and professional development. As part of that experience, all undergraduate students enrolling in the fall or spring are required to live in QU housing for their first three years (until the end of their sixth academic semester, not including summer or winter terms).

Registration as a student at the university during any fall or spring academic term constitutes acceptance of the housing requirement and will result in a housing assignment and charge, unless the student has requested and been approved for release from the housing requirement by the Office of Housing and Residential Life or their designee.

Requests for release from the housing requirement will be considered in limited circumstances such as the following:

- Students who are married;
- Students who have dependents;
- Students who are 24 years of age or older; as of September 1st of the academic year.
- Veterans;

- Students who are participating in a university-approved academic experience, such as study abroad (does not apply to remote/virtual learning experiences);
- Documented hardship/family health condition;
- Students who live within a 25-mile drive of campus at their permanent legal residence (home address) with a parent, legal guardian, sibling or will be living with an immediate family member (parent, grandparent, sibling) who is over the age of 25 at their permanent legal address.

**Hold harmless:** Quinnipiac University will be held harmless for any disruption during the license period either in part or in total, unless Quinnipiac University is deemed to be solely responsible for the disruption.

**Personal Belongings:** Quinnipiac University is not responsible for lost, damaged, or stolen property. Quinnipiac University recommends that students obtain personal property insurance to cover any such occurrences previously listed.

**Meal Plan:** Students who reside in Quinnipiac University housing must maintain a meal plan in accordance with Quinnipiac University policy.

**Animals/Pets:** Animals, including pets of any kind (except fish, as noted in the Student Handbook), are not permitted on university campuses or in university housing facilities, with the exception of service animals, emotional support animals, research animals and therapy animals, which have been approved by the Office of Student Accessibility at Quinnipiac University.

**Room Inspections:** Quinnipiac University reserves the right to enter a student's residence, with or without notice, for any of the following: to make repairs, health and safety inspections, welfare checks, emergency situations and/or to address suspected violations of university policy.

**Force Majeure/Repossession:** The University reserves the right to terminate and repossess student rooms and residence hall facilities without notice in the event of an act of God, riots, war, terrorist act, epidemic, pandemic, quarantine or other emergency situation as defined by the University, local or state government, the federal government, including but not limited to the National Institutes of Health (NIH), Center for Disease Control (CDC) or World Health Organization (WHO), that would make continued operation of University housing not feasible. In the event that the University terminates or repossesses student rooms and residence hall facilities, the room and board fee is non-refundable.

**Connecticut Law:** Connecticut law applies in interpreting this Resident Student Housing Contract, excluding any choice of law provisions.

**Binding Affect:** This Resident Student Housing Contract is binding upon and inures to Quinnipiac University and the signing student resident or guardian, including their respective heirs, administrators, executors, successors, and assigns.

**Right to Modify:** Quinnipiac University reserves the right to modify any financial charge for any resident student housing accommodation, facility, and food services or to make any regulation that is required by any unforeseen circumstance such as any labor disorder, epidemic, pandemic, quarantine or other medical emergency, war, act of God, any other dire emergency, any governmental authority's imposed restriction or regulation or any other unusual or unanticipated condition. Quinnipiac University and the signing student resident or guardian has no right otherwise to make any change to this Resident Student Housing Contract unless in writing, bearing both signatures.

**Entire Agreement:** The provisions set forth in the University Student Handbook and this Resident Student Housing Contract constitute an entire agreement between Quinnipiac University and the signing student resident or guardian and supersede any communication or previous understanding with respect to its subject matter. No written or oral understanding – directly or indirectly related to this Resident Student Housing Contract – exists that is not set forth in this Resident Student Housing Contract.

Acceptance of this assignment and occupancy of the described residence hall space constitutes acknowledgement of all conditions hereof, and the student named below agrees that no right of occupancy shall accrue, except by reason of the license to use the residence hall herein granted, by operation of law or otherwise.

The undersigned accepts the license to use the residence hall herein granted upon the conditions set forth, and agrees to abide thereby, and to comply with all rules and regulations now or hereafter established by Quinnipiac University with respect to the described residence hall space.

In consideration of the license to use the described residence hall space, I hereby guarantee payment to Quinnipiac University on demand, all charges and fees relating to said residence hall space, and all replacement and repair expenses caused by the occupancy of the student named below.

## **EXHIBIT A**

### Financial Information

In order that your housing assignment can be confirmed for the academic year 2023-2024, this contract plus a housing reservation fee in the full amount of \$500.00 must be submitted. In some circumstances students who are Pell-eligible receive “fee waivers” and therefore are not required to pay the Housing Reservation Fee.

### Housing Reservation Fee (also known as Housing Deposit)

- a. Housing Reservation Fee of \$500.00 is NON-REFUNDABLE
- b. The Housing Reservation Fee of \$500.00 will be credited against the student’s housing charges for the Spring 2024 semester. If for any reason the student does not return to university housing for the Spring 2024 semester, the \$500.00 Housing Reservation Fee is forfeited. In some circumstances students who are graduating, attending clinicals or fieldwork may be eligible to receive a credit for the Housing Reservation Fee.

### Term of Occupancy, Housing Contract Cancellation and Termination

- a. Housing contracts are for the full academic year, both fall and spring semesters and exclude all break periods including Thanksgiving, Winter and Spring breaks. Room and board charges are billed by the semester.
  - Students who enrolled at the university prior to Fall 2021 and transfer students may cancel their housing contract for any reason and without paying an additional fee within 30 days of the date the student signs the contract, and no later than August 1<sup>st</sup> for students who sign their contract after July 1<sup>st</sup>.
  - Students who enrolled at the university in Fall 2021 or thereafter are subject to the Three Year Residency Requirement as described above and are not eligible to cancel the contract.
- b. Students who submit a housing contract and are registered for class/es will be financially responsible for the full year housing contract unless approved for a contract release or residency requirement exemption by the Office of Housing and Residential if notice of cancellation is not received within 30 days of signing the contract.
- c. Students who are removed from the residence halls for disciplinary reasons will remain financially obligated for the full year housing contract.
- d. This contract and associated financial obligations will terminate automatically in the case of non-enrollment, authorized withdrawal, academic suspension, participation in study abroad or other approved academic experience (not remote/virtual learning), and/or graduation. Students who are approved for a leave of absence or who participate in study abroad during the Fall semester remain obligated to the housing contract when they return for the Spring semester.
- e. If the contract cancellation is based on non-enrollment for a given semester and the student thereafter enrolls for that semester, the cancellation will be null and void and the contract shall be reinstated, obligating the student to pay all assessed housing charges.

Student has received the published schedule of housing charges and dining service fees, which are due and payable as prescribed on the student's invoice.

Students have no right at any time to assign or transfer the license to use the residence hall space to another person, or to sub-let any portion of the residence hall space.

Students who withdraw during the semester should refer to the One Stop Office's webpage concerning the university's refund policy.

In the event that the University terminates or repossesses student rooms and residence hall facilities due to an epidemic, pandemic, quarantine or other emergency situation as defined by the University, local or state government, the federal government including but not limited to the NIH, CDC or WHO, the room and board fee is non-refundable. To the extent that the University makes a decision, albeit not contractually obligated, to credit any dining or housing charges to a student's account, those credits can only be used by the student toward future tuition, housing or dining charges. If a student does not return to the University, those credits are non-refundable.

## **EXHIBIT B**

### Condition of Room: Statement of Responsibility

- I am responsible for the condition of my bedroom, common living area, building living areas, and unit property. Any damage that may occur in a particular bedroom, common living area, building living areas or unit property is billed to all roommates/residents unless the responsible individual(s) is clearly identified. I understand that it is my responsibility to report any damage that I have caused or witnessed to my Residence Hall Director.
- I am responsible to contact my Resident Assistant and complete a Room Condition Form if I find there are pre-existing damages to my room within 48 hours of check-in. This form is available on MyHousing.
- I am responsible for knowing the list of prohibited items as written in the Residential Life section of the Quinnipiac University Student Handbook and incorporated into the Student Code of Conduct. I understand that prohibited items will be confiscated and not returned.
- Quinnipiac University is a tobacco-free campus. All tobacco products are prohibited on campus.
- I am responsible to check-out with Residential Life staff before I vacate my living area. I understand that failure to follow the proper check-out procedure will result in the loss of my right to have my damage assessment reviewed with a staff member. I understand that a final check will be completed by university professional staff after the residence areas are vacated. An additional damage assessment may result from this check.
- I am responsible to return my living area(s) to the original check-in condition.
- It is my responsibility to ensure that furniture is not modified or removed from my assigned living area at any time.
- It is my responsibility to make sure that Quinnipiac University property is not disassembled.
- It is my responsibility to respect my living area, my common living areas, and building living areas, while maintaining an acceptable level of cleanliness. Facilities staff clean bathrooms according to the schedule posted in each living area. Traditional-style bathrooms are cleaned daily. Suite-style bathrooms are cleaned weekly. Facilities staff do not clean apartment-style bathrooms. I understand that I am responsible for doing my part to keep the bathroom in my living area clean.
- It is my responsibility to report any damage to my living area to the Facilities Work Order Request System within 24 hours of its occurrence.
- Failure to comply with any of the above statements may result in Student Conduct sanctions and/or possible fines or restitution.