

University of Hartford --- Graduate Student Agreement for University Housing

THIS AGREEMENT (hereafter called the "Agreement") made and entered into this ____ day of _____, 20____ by and between the University of Hartford, West Hartford, Connecticut, hereafter called the "University" and the following student, hereafter called the "Graduate Student":

Last Name	First	Middle
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WHEREAS, the Graduate Student has been accepted into a graduate program at the University of Hartford, and is now making application for housing accommodations (not including a meal plan) in University Housing and WHEREAS, the University will assign housing accommodations to the Graduate Student in the University housing system for the dates specified below; NOW THEREFORE, in consideration of the foregoing and the mutual covenants and obligations herein contained, the parties agree as follows:

1. **General Housing Policy.** The Office of Residential Life of the University of Hartford agrees to furnish space in a townhouse apartment at the University's Asylum Avenue Campus (hereafter called "the Townhouses") for the dates specified at the bottom of this Agreement (hereafter called "the Agreement Term"). This Agreement and the license granted hereunder is binding upon the parties hereto the Agreement Term. Failure of the Student to complete the contract for any reason, unless released in writing by the University, will result in a charge for the housing provided for the entire Agreement Term.
2. **Deposit and Refunds.** A one month security deposit will be paid at the time of submitting this Agreement. The security deposit is refundable within 30 days after the end of the Agreement Term, subject to deduction by the University for (a) any damage that may have occurred, and (b) any other financial obligations the Graduate Student owes to the University. The University, upon request, shall provide the Graduate Student with an itemized bill for attributed damages.
3. **Reservations and Assignments.** Housing assignments for graduate students are made after receiving the deposit and all properly completed forms. Housing assignments for graduate students will be sent to the Graduate Student's mailing address as soon the specific location is decided.
4. **No Estate Created.** The license granted under this Agreement shall not be construed as creating or vesting in the Graduate Student any estate in the townhouse apartment, but only the limited right of possession set out in this agreement. Nothing in this Agreement shall be construed to create a landlord-tenant relationship between the University and the Graduate Student.
5. **License of Occupancy.** This license is extended as a privilege, not a right. This license begins when this contract is signed and a key is issued and ends when the key is returned. When the Graduate Student fails to maintain at least 6 credits per semester, violates this Agreement, or violates University rules and regulations, the Graduate Student shall vacate the housing accommodations within 24 hours of notification by the Director of Residential Life or his/her designee. The obligation of this Agreement continues, however, for the remainder of the current semester. Violations of University rules and regulations are determined by procedures set forth in The Source. A graduate student may be required to vacate housing accommodations, if he/she has a health condition that makes continued residence potentially harmful to himself/herself or to other residents. A graduate student may also be required to vacate housing accommodations if she or he has caused damage of a serious or malicious nature to the accommodations or has failed to maintain reasonable standards of cleanliness and sanitation. The right of occupancy cannot be assigned to another person by the Graduate Student at any time. The Graduate Student agrees to follow proper procedures to check in and out of the University housing accommodations as established by the Office of Residential Life.
6. **Late Arrival Occupancy.** A graduate student planning to arrive for occupation of his/her room after the start of the first day of classes for the current semester should notify the Office of Residential Life in writing prior to the assigned arrival date. A housing assignment will not be held later than the first day of classes, unless the Graduate Student has notified the office of the late arrival and this notice has been acknowledged by a staff member. Failure to do so may result in a loss of the room and forfeiture of applicable deposits.
7. **Re-Assignment of Housing Accommodations.** The Graduate Student will occupy such housing accommodations as are assigned to him/her. The University expressly reserves the right at any time for the Director of Residential Life or his/her designee, to reassign the Graduate Student to other housing accommodations when it is determined to be necessary for maximum utilization of the University's housing facilities and for situations which are in the best interest of the residential community.

Administrative Moves. When it is deemed necessary by the Director or his/her designee, a student may be directed to move to another assignment. Reasonable efforts will be made to ensure that the Graduate Student is given adequate time, but establishing this time frame for such administrative moves is the sole responsibility of the Residential Life administrator involved in the situation. Failure to comply with such requests may result in judicial action and/or cancellation of the Graduate Student's license and this agreement.
8. **Room Change.** Students who desire a room change must follow the procedures outlined by the Office of Residential Life. Any student involved in an unauthorized room change may be subject to judicial action.
9. **Fees.** The Graduate Student will pay the University those prevailing charges for accommodations as prescribed by the University and set forth in University literature. Fees are payable in advance on a semester basis, or may be paid monthly if arrangements are made with the Bursar's Office. Failure to make payments by the billing due dates may result in the University's cancellation of this Agreement and the license granted hereunder.
10. **Guest/Visitors.** A graduate student may have an overnight guest only with the expressed consent of his/her roommate(s). Normally, overnight guests are limited to no more than two consecutive nights. Guests must comply with all University rules and regulations. The behavior of the guest is the responsibility of the hosting student.
11. **Property Loss or Damage.** The University is not liable for the loss of money, or other valuables, nor for any loss of or damage to property belonging to the Graduate Student, nor any personal goods stored in University Housing facilities. The University does not provide insurance for personal property. Students are strongly advised not to bring to campus any items of extraordinary value. Students are urged to inventory all personal belongings, to maintain a record of serial numbers whenever possible, and to make arrangements through their own insurance agents for adequate coverage. The Graduate Student is liable for any damage to University property and agrees to pay for the restoration of the property to its original condition, "act of God" or reasonable wear and tear excepted. Liability for any damage to the townhouse or to the public area within any one of the townhouse units beyond reasonable wear and tear will be assigned to students of the particular townhouse, whenever the damage cannot be assigned as the responsibility of specifically identified persons. Property belonging to the University must not be moved or taken from areas designated for its specific use.
12. **Removal from Housing.** When it becomes clear that a graduate student has caused serious and/or repeated damage to University Housing facilities, the Assistant Director may recommend removal from housing. The Director of Residential Life or his/her designee will make final removal decisions. Graduate students appealing those decisions must notify the Director of Residential Life of the intent to appeal immediately, and must submit a written appeal to the Director of Residential Life within five (5) academic days of notification of removal. All communications must be in writing.
13. **Alterations.** Residents shall not make any changes or alterations to the townhouse, or disassemble or dismantle any piece of equipment or furniture, or place, affix, or attach any articles to the floor, walls, ceilings, furniture, or fixtures without the written consent of the University. This shall include, but not be limited to the addition or changing of any locks, removal of window screens, the alteration of the heating or light fixtures, painting of any surface, installation of any television or radio antenna, and all other changes, repairs, and additions.
14. **Air Conditioning Units.** Students are not permitted to bring their own air conditioning units unless approved by the Director of Residential Life or her/his designee.

15. **Keys.** Each graduate student is issued a key(s) and/or room combination to his/her room/townhouse at the time of check in. It is mandatory that the key(s) be returned when the Graduate Student checks out. Keys shall not be duplicated, nor shall they be transferred or given to other persons. Lost keys should be reported immediately to a staff member of Residential Life. Graduate students will be charged appropriately for any lock change(s) necessary as a result of the lost key(s).
16. **Commercial Enterprises, Solicitations, Unapproved Activities.** It is understood that residential facilities and the campus in general are for the use of registered students, University guests, and University conferees only. Any other use, including commercial enterprises, unapproved activities, and solicitations by external agents, is prohibited.
17. **Pets.** Graduate students shall not keep pets in University housing except for fish that are in aquariums no larger than 30 gallons.
18. **Entry.** The University respects and appreciates the Graduate Student's right to privacy. Your room/townhouse is considered your private domain and will not be entered without your permission, except in the following circumstances:
 - a. If there is reason to believe that a threat to the health, welfare, or safety of any person(s) or property exists
 - b. For the enforcement of University policies as stated in *The Source*, and University Judicial Code
 - c. For performance of maintenance/custodial services and inspections
 - d. When a search permit is issued for the search and/or seizure of property.
19. **Search Permit.** A search permit must be secured from the Director of Residential Life or his/her designee prior to a search of a graduate student room/townhouse by appropriate University staff for the enforcement of any regulation or policy that is included in *The Source*, The University of Hartford *Bulletin*, and the Housing Contract that may involve the search and/or seizure of property. In searching an area, closets and drawers may be opened.
20. **Inspection.** Approximately once per month, the residence hall staff will be examining the rooms/townhouses. These health and safety inspections will be announced in writing to residents at least two days prior to the inspection. (See *The Source: Guide to Residential Life, Health and Safety inspections*).
21. **Incorporation by Reference.** The University Housing Application, the University's Rules and Regulations, as published in *The Source*, University Judicial Code, and University of Hartford *Bulletin*, are hereby incorporated by reference and made a part hereof.
22. **Connecticut Law.** In interpreting this Agreement, Connecticut law shall apply.
23. **Binding Affect.** This Agreement shall be binding upon and shall insure to the signatories hereto, their respective heirs, administrators, executors, successors, and assigns.
24. **Right to Modify.** The University reserves the right to make modifications to the charges for accommodations, facilities, and food services and to make regulations as may be required by unforeseen circumstances such as labor disorders, medical emergencies, war, "acts of God", or other dire emergencies, or by any governmental authority imposing restrictions and/or regulations or other unusual or unanticipated conditions. The Graduate Student agrees to pay any energy surcharge that may be assessed by the University to cover increases in the cost of utilities for University Housing facilities.

Terms

Housing is assigned on a monthly basis with a minimum of a semester's occupancy. The \$798 deposit must be returned with a signed copy of this Agreement. This deposit reserves you a space in a townhouse on the University Asylum Avenue Campus on a first-come, first-served basis. Applicants submitting deposit after the Asylum Avenue Campus's housing is filled to capacity will be placed on a waiting list in order of deposits received. If the Graduate Student should decide to withdraw her/his housing application, the Graduate Student must notify the Office of Residential Life as soon as possible. Deposits from graduate students placed on the waiting list will be refunded 10 days after the beginning of the fall semester.

I understand and agree to the terms of this Agreement. I understand that the Agreement is binding for the Agreement Term stipulated below. I agree to make payments according to the rates set forth in the University of Hartford Billing Statement.

Graduate Student's Printed Name: _____

University ID #: _____

Dates for Housing Assignment: From _____ until _____.

Student's Signature: _____

Date: _____

Room assignments are not made on the basis of race, color, creed, religion, national origin, or sexual orientation.

A copy of this Agreement can be found on the Office of Residential Life website - <http://uhaweb.hartford.edu/reslife>