

THE UNIVERSITY OF CHICAGO

UNIVERSITY HOUSE SYSTEM ROOM AND BOARD CONTRACT TERMS AND CONDITIONS OF OCCUPANCY

The University House System Room and Board Contract covers the entire academic year of three quarters (Autumn, Winter, Spring), or the remainder thereof, where applicable. The total sum stated in the assignment notice covers the complete room and/or board charge for the period of the assignment. Room assignments for Blackstone Hall, Breckinridge Hall, Broadview Hall, Burton-Judson Courts, Maclean House, Max Palevsky Residential Commons, Pierce Hall, Snell-Hitchcock Hall, and 5700 South Stony Island Avenue do not include the regular recesses between academic quarters. The University reserves the right to use the rooms during regular University recesses when necessary. Room assignments for New Graduate Residence Hall and Shoreland Hall do include the regular University recesses in December and March.

The Room and Board Contract is binding for the entirety of the contract period as defined above and will only be terminated by the University either prior to the period of assignment or during the period of assignment under the conditions described in the section entitled "Termination" below.

The University reserves the right to change the assignment to another room in the assigned House or another House either prior to the opening of the quarter or during the quarter or to terminate occupancy for any default under the terms of this contract.

Students are responsible for damage beyond ordinary wear and tear to residence hall premises and furnishings. Damages to common areas within a House or residence hall for which individual responsibility cannot be ascertained may be apportioned among all residents of the residence hall or House, or floor or section as deemed appropriate by the Office of Undergraduate Student Housing. The student who holds this contract agrees to observe and abide by all University and House System rules and regulations. The possession, use, or distribution of illegal drugs is prohibited in the residence halls. Pets are not permitted in the residence halls. Cooking in the rooms of residents is not permitted except on appliances provided by the University. Possession of firearms of any kind, explosives, firecrackers, or other dangerous objects or materials in the residence halls is prohibited. Dining and residence privileges may not be used by anyone other than the assigned student. No furnishings may be removed from a student's room or from any common room.

In keeping with the University's long-standing traditions and policies of non-discrimination, housing assignments are made without regard to race, color, religion, sexual orientation, gender identity, national or ethnic origin, age, disability, or other factors prohibited by law. Student preferences for type of housing and choice of roommate may be honored where practicable provided that this will not result in discrimination in violation of Title VI of the Civil Rights Act of 1964.

The University does not carry insurance covering personal property and is not liable for losses, damages, or injuries of any sort occurring to personally owned property, furniture, or equipment from any cause whatsoever. The University shall assume no responsibility for theft, destruction, or loss of money, valuables or other personal property belonging to, or in the custody of, the resident from any cause whatsoever, whether such loss occurs in the resident's room, storage area or public areas. Therefore, students are encouraged to obtain renter's insurance to cover their personal property.

The University must inspect rooms from time to time to ascertain the extent of wear and tear on furnishings, paint, fixtures, etc. The University therefore reserves the right to inspect residence rooms and its property at all reasonable times. Ordinarily, advance notice will be given the occupant when that student's room is to be inspected.

Housing Application Deposit: A housing application deposit of \$150.00 is required from all upperclass students resuming studies in the College. The deposit will be credited to the charges for the first quarter of this contract.

Termination

1. Prior to the period of assignment

- A. If the student withdraws from, or does not matriculate at, the University prior to the period of assignment, this contract will be terminated by the University only after the student submits written notification to the Office of Undergraduate Student Housing. A cancellation fee will be assessed or the housing deposit will be forfeited.
- B. If the student intends to matriculate at, or continue registration in, the University and wishes to be released from the terms of this contract prior to the period of assignment, the student must submit a written petition to the Office of Undergraduate Student Housing. Petitions are considered only in cases of extraordinary financial or personal exigency which have arisen after the contract was made. If House System occupancy is one hundred percent (100%) and a

waiting list for housing exists, then the petition may be granted depending on the nature of the petition. If the University cannot reassign the room without creating a vacancy in the University House System, this contract will not be terminated. The student or the student's parent or guardian will be held to the full terms of this contract including full payment of all charges.

2. During the period of assignment

- A. If the student withdraws from the University during the period of assignment, this contract will be terminated after written notification from the student to the Office of Undergraduate Student Housing and the removal of all their belongings from the residence, and the return of the keys. A cancellation fee will be assessed.
- B. If the student does not withdraw from the University and wishes to be released from this contract, the student must submit a written petition on the required form to the Office of Undergraduate Student Housing. Petitions are considered only in cases of extraordinary financial or personal exigency which have arisen after the contract was made. If the petition is granted by the University, this contract will be terminated and no cancellation fee will be assessed. **If the petition is not granted by the University, the student will be held to the full terms of this contract including full payment of all charges.**
- C. The student who does not withdraw from the University and who wishes to be released from their room and board contract will not be required to demonstrate extraordinary financial or personal exigency if the student can produce an eligible replacement who will take a contract in the University House System. The replacement will not be given the same housing assignment as the person who is seeking to be released from the contract. An eligible replacement is minimally defined as a student registered at the University who does not reside in the University House System, who does not have an application on file for the University House System, who does not hold any other housing contract or lease with another department of the University, is in good standing with the Office of Undergraduate Student Housing, and who can assume the contract for the entire academic year, or remainder thereof, whichever is applicable. The student who wishes to be released from this contract must bring the eligible replacement to the Office of Undergraduate Student Housing. If positive arrangements can be made to assign a contract to the eligible replacement, the contract will be terminated for the student seeking release. No cancellation fee will be assessed. If positive arrangements cannot be made, the student seeking release will be held to the full terms of their room and board contract including full payment of all charges.
- D. If this contract is terminated by the University because the student failed to observe and abide by all University and House System rules and regulations, a cancellation fee equal to one quarter's room charges or all remaining room charges of this contract, whichever is less, will be assessed.

Schedule of Fees for Room and Board Contracts

1. Prior to the starting date of the contract

If the student takes a leave of absence or withdraws from the College, and thus their housing contract is canceled, or a petition for release from the contract is granted *prior to the starting date of the contract*, a contract cancellation fee in the amount of \$150.00 will be assessed. For resuming students said fee will be deducted from the housing application deposit. For current students, the cancellation fee will be added to the charges on the student's account in the Office of the Bursar. If the student does not occupy the room and fails to notify the Office of Undergraduate Student Housing of his/her withdrawal from the University, the same schedule of fees will apply.

2. During the period of assignment

If the student takes a leave of absence or withdraws from the College, and thus their housing contract is canceled, a contract cancellation fee in the amount of \$100.00 will be assessed. If a petition for release from the contract is granted *during the period of assignment of the contract*, a contract cancellation fee will not be assessed. Cancellation fees are added to the charges on the student's account in the Office of the Bursar.

For contracts which are cancelled by the University because the student failed to observe and abide by all University and House System rules and regulations the cancellation fee is equal to one quarter's room charges or all remaining room charges of the contract, whichever is less. The cancellation fee will be added to the student's account in the Office of the Bursar.