

Summer Housing Contract 2011

Applies to all summer housing sessions: MAY 16 - AUGUST 6, 2011

THIS IS A BINDING CONTRACT The covenants and conditions herein contained shall apply to and bind the student. All covenants are to be construed as conditions of occupancy. By signing this contract, student has agreed to pay the University in full for the contracted period. **If a student chooses to cancel the contract earlier than the start date of the contract, he/she is obligated to remit payment for a seven-day stay. Cancellation requests must be submitted in writing to the Office for Residential Life, 020 Gates Wing, Susan B. Anthony Hall.**

TERMS AND CONDITIONS

- 1. ELIGIBILITY** Eligibility for summer housing is specifically contingent upon your affiliation with the University. Individuals registered as a full-time UR undergraduate student (for Fall 2011), or a non-UR student affiliated with UR department/faculty member or a UR-sponsored group are eligible. All contracts require a seven day minimum stay. Students with a valid 2011-2012 residence hall contract will be given the opportunity to extend their summer housing contract for the period beginning August 6 – August 27, 2011, at a 2011-2012 early arrival rate (bridge contract).
- 2. CONTRACT PERIOD** Students may occupy their assigned room in summer housing for the designated period of the summer session selected. Charges for the session are for the entire session and are not prorated on a daily basis. Students select the session and sign a contract for the entire session. A separate charge is assessed for students opting for a Bridge Contract. Refer to Housing Rates for Summer 2011 for exact pricing and session options.
- 3. ROOM OCCUPANCY OPTIONS** Most students will be housed in double occupancy rooms with a roommate. Students may designate a preferred roommate. There are limited single occupancy rooms available; they will be allocated on a first come/first served basis for those students who select the full session option and are not guaranteed. There is an additional charge for a single occupancy room.
- 4. GUEST & SUBLETTING POLICY** Overnight guests are permitted for a maximum of 3 nights of consecutive lodging, not to exceed a total of 4 nights in a calendar month, with the consent of the roommate. Students/occupants are not permitted to assign the room or this contract to others. In any event, the student who has signed this contract remains responsible for the provisions herein.
- 5. ROOM ENTRY** It is the University's intention to assure all reasonable privacy in student rooms. However, the University reserves the right to enter a room for verification of occupancy and other Residential Life administrative functions; for performance of protective, housekeeping, or maintenance functions; for health and safety inspections; to protect life, limb, or property; to assure compliance with state, Federal, and University regulations.
- 6. DAMAGE TO PREMISES** The room, kitchen, bathroom, and overall residential space must be maintained in a manner that will not damage the premises or pose a danger to others. The student is strictly prohibited from removing any furniture from his/her room. The student shall be liable for damage in his/her room or the complex due to his/her negligence or due to circumstances within his/her control. The University reserves the right to levy and collect charges for damage to and for unauthorized use or alteration of rooms, equipment, buildings, or to the property of the complex, and for special cleaning resulting from improper care of rooms or equipment. If a room is shared by more than one occupant, a pro-rated assessment of said charges will be made among the occupants of the suite/apartment if the particular student responsible cannot be determined by the University. The student may request a pre-departure inspection to determine any damage costs.
- 7. PERSONAL PROPERTY DAMAGE** The University is not liable for damage or loss of any of student's personal property from any cause whatsoever except in the case of negligence on the part of the University or its agents. Student is advised to secure insurance designed to protect him/her for his/her personal liability and also insure against loss or damage to his/her personal property. Students may wish to check with their parent's or guardian's homeowner's or renter's policy, which may provide coverage.
- 8. PUBLIC AREA DAMAGES** Charges will be assessed for damages or vandalism to public areas. If individuals who are responsible for damage in public areas cannot be identified, charges will be shared among all students sharing responsibility for that public area (corridors, floor lounges, etc.).

9. **QUIET ENJOYMENT** Student rooms are to be used only as living quarters and in a manner that will not disturb others. Commercial use of student rooms, soliciting in the complex or on the grounds or the posting of commercial notices is forbidden except with written permission of Residential Life.

The student and his/her visitors shall observe and comply with the University rules and regulations outlined in the undergraduate bulletin, [UR Here](#), and the summer housing handbook including the alcohol and visitation policies and other official publications including those for parking. The University may, from time to time, establish rules and regulations for the safety, care, and cleanliness of the complex, and the preservation of good order, as well as for the comfort, quiet, and convenience of other occupants.

Failure to comply with University Environmental Health and Safety rules and regulations regarding fire safety may result in immediate eviction. The following are strictly forbidden: gas grills, possession or use of firearms, volatile solutions, explosives, fireworks, or other dangerous materials; the use of electrical heating devices which are prohibited by the University Fire Marshal; damaging or disabling of fire safety equipment; turning in a false fire alarm; failure to report malfunctioning fire/safety equipment; setting a fire. Student is obligated by this contract to evacuate promptly during a fire alarm (including all fire drills and false alarms).

10. **PROHIBITED BEHAVIOR** Any of the following constitutes a violation of University regulations and of the terms of this contract: vandalism; any form of threat to other persons or property; excessive noise or disruptive behavior; tampering with facilities or equipment; being on roofs and ledges; removal of window screens; throwing objects from buildings; leaving or storing bicycles in stairways, stairwells, hallways, entryways, or other public areas; and any other behavior which constitutes an actual danger or perceptible threat to property or persons.

PET POLICY The only pets allowed in housing are fish in a small aquarium (not larger than a five-gallon tank).

SMOKING POLICY SMOKING IS PROHIBITED IN THE INTERIOR OF ANY UNIVERSITY OF ROCHESTER BUILDING, INCLUDING RESIDENCE HALLS. SMOKING IS PROHIBITED WITHIN 30 FEET OF ANY UNIVERSITY OF ROCHESTER BUILDING.

11. **ABANDONMENT** If student vacates or abandons the premises, the University shall have the right to store or dispose of any and all of the student's personal possessions remaining anywhere in the complex twenty-four hours after the room/apartment is vacated. The University shall not be responsible for any loss or damage of said property. Any costs incurred for the removal of said property or cleaning shall be charged to the student.

12. **SURRENDER OF PREMISES** Student is required to contact the Susan B. Anthony Area Office (275-8764) during posted hours of operation to arrange for check-out and room inspection. Failure to do so will result in a \$50 improper check-out fee. Any student who fails to turn in his/her keys at time of departure will be charged an additional lock change fee.

- 12a *For Student Utilizing the Bridge Contract: Summer housing students who opt for the bridge contract should be prepared to transition into their Fall 2011 room assignment upon notification from Residential Life staff. This relocation may begin at the completion of summer housing on August 6, 2011. Student is required to remove all personal belongings from his/her summer housing assignment and move them to his/her Fall 2011 room assignment PRIOR to leaving campus in August for any reason (i.e. a vacation, a trip home, etc.). Failure to comply will result disciplinary charges and any fees related to improper check-out, lock re-keying and the moving and storage of belongings.*