

Summer Housing Contract 2009

SUMMER HOUSING PERIOD: MAY 18 - AUGUST 8, 2009

Please print in all areas designated with a "•".

The University of Rochester, by its authorized representative, assigns to • _____, the student, and, with respect to shared accommodations, to the student in common with others, a standard room in a residence hall (as determined by Residential Life), hereinafter called "the complex," for the term beginning on • _____ (not earlier than 12:00 PM on May 18, 2009), and ending on • _____ (not later than 12:00 PM on August 8, 2009), subject to the terms and conditions of this contract. Room assignments will not be made until you check-in. **An application and signed contract must be on file by May 8, 2009, which guarantees eligible applicants a room.**

BINDING EFFECT 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 contracted date, he/she is obligated to remit payment for a minimum of two weeks from the date of cancellation. Cancellation requests must be submitted in writing to Residential Life Office, 020 Gates.**

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 2009), or a non-UR student affiliated with UR department/faculty member. All contracts require a seven day minimum stay. Students with a valid 2009-2010 Undergraduate Housing Contract will be given the opportunity to extend their summer housing contract for the period beginning August 8 –August 28, 2009, at a pro-rated 2009-2010 early arrival rate (bridge contract).
- 2. ROOM CHARGES**

Premium Packages (6 weeks or more)

I am choosing the following premium rate package (see Summer Housing Rates sheet):

- A-6 (housing dates: 5/18 – 6/27 @ noon)
- B-6 (housing dates: 6/28 – 8/8 @ noon)
- A-12 (housing dates: 5/18 – 8/8 @ noon)

- Full Summer with Bridge – (A-12 plus discounted bridge)

Flat Rate Packages (shorter term stays)

I am choosing the following flat-rate package (see Summer Housing Rates sheet)

- A-4 (housing dates: 5/18 – 6/13 @ noon)
- B-4 (housing dates: 6/14 – 7/11 @ noon)
- C-4 (housing dates: 7/12 – 8/8 @ noon)
- Bridge (8/8 – 8/28)

Please Note: only available with B-6 and C-4 options; Housing contracts not accepted after the start of Summer Session C.

Non-Packaged Rates – Short-Term Stays

Stays less than 14 nights
 \$25.00 per night

All applicants must choose one of the following payment options: (full payment is due with signed contract)

- Term Bill
- Bank/cashier check or money order*
- Sponsored stay (specify: _____)
- Departmental Requisition (attached)

*If paying by bank check or money order a \$100 deposit is due at the time your contract is submitted, the amount will be

deducted from your total summer housing cost

3. **SUMMER CLEANING OF ROOMS** The University must deep clean each of the suites/apartments for the coming semester during the summer. To accomplish this, summer residents will be required to move from one summer housing assignment to another. You will be given adequate notification of this move, and will be required to move within a designated period of time. (refer to # 12, *Surrender of Premises*.)

_____ initial here to signify that you understand

- 3a *Students will be required to relocate for the duration of their contract to another apartment or room at some point during the summer for cleaning and maintenance purposes. Students will be notified, via letter, at least one week prior to date of relocation. The student must remove all belongings from said room and relocate to new room assignment within the stated timeframe. Failure to comply will result in the termination of student's summer housing contract and any fees related to improper check-out and lock re-keying.*

_____ initial here to signify that you understand

- 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 suite/apartment mate(s). 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 apartment must be maintained in a manner that will not damage the room/suite/apartment or pose a danger to others. The student is strictly prohibited from removing any furniture from his/her room/suite/apartment. The student shall be liable for damage in his/her room/suites, apartment 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/suites/apartments, equipment, buildings, or to the property of the complex, and for special cleaning resulting from improper care of rooms/suites/apartments or equipment. If an suite/apartment 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 parents' 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** Apartments, suites, student rooms are to be used only as living quarters and in a manner that will not disturb others. Commercial use of apartments/suites, 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, 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.

PETS DOGS, CATS, FERRETS, SNAKES, and venomous animals of any kind are strictly prohibited. Only small animals that live in cages (one per person) or aquariums are allowed. Prior and continued permission of the roommate or suite/apartment-mates is required. Pets must be properly cared for; appropriate disposal of waste materials is required. Pet-related waste must be placed in sealed trash bags and disposed of in the trash rooms, not the bathrooms, floor receptacles, or garbage chutes. Pets are subject to removal if a roommate or suite/apartment-mate is opposed to its presence or for any violation of this policy.

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 Area Office (x3-5853) 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 2009 room assignment upon notification from Residential Life staff. This relocation will begin at the completion of summer housing on August 8, 2009. Student is required to remove all personal belongings from his/her summer housing assignment and move them to his/her Fall 2009 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 and lock re-keying.*

_____ initial here to signify that you understand

Signature indicates that you have read and accept in good faith all terms and conditions.

Office for Residential Life
University of Rochester
020 Gates Wing, Susan B. Anthony Halls

Rochester, NY 14627
(585) 275-3166
fax (585) 276-1886

In witness whereof, this contract has been executed on _____, 2009, by the Office for
Residential Life and Housing Services of the University of Rochester by _____
(Residential Life representative)

• _____
(Student's Printed Name)

• _____
(Student's Signature)

• _____
(Today's Date)

• _____
(Student ID number)