




1.

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- A. The Owner agrees to provide reasonable amounts of heat, water, electricity, and waste disposal consistent with university policies during the contract services period.
 - B. Internet services are included in the room fee.
 - C. Telephone and cable services are not provided.

12.

- A. The Owner agrees to make all necessary repairs and perform maintenance in the residential community and the resident's room through its authorized personnel.
- B. Repairs will be made to the room and to university furnishings upon request or in accordance with routine schedules. Charges may be assessed to the resident in accordance with Section 13 below.

13.

- A. The resident agrees to be responsible for the key to his or her assigned room and/or mailbox. The resident further agrees not to have or allow the key to be duplicated nor transfer use of the key.
- B. The resident agrees to report loss of the assigned keys and to pay the charges for changing the cores of all locks on doors, drawers, and mailboxes affected by the loss.
- C. The resident agrees to turn in all keys to the Department of Residence Life and Housing upon termination of this contract or upon written notice from the Department of Residence Life and Housing.

14.

- A. The resident agrees to be directly and financially responsible for keeping the assigned sleeping room and its furnishings clean and in the same condition as when it was assigned, excluding normal wear and tear, and to cooperate with roommates in the common protection of property and cleanliness and condition of any and all shared spaces.
- B. The resident agrees to notify Residence Life and Housing of any deteriorated conditions of the room or its furnishings so timely repairs may be made.
- C. The resident agrees not to modify or cause or allow for the modification of the assigned room or other parts of the building.
- D. The resident agrees to pay charges when assessed for room damages or special housekeeping or maintenance necessary due to misuse or abuse of facilities for which the resident is responsible.
 - i. Damage and cleaning charges include but are not limited to
 - a. Costs associated with removal of posters, stickers, or decals attached to the doors, walls, or room contents
 - b. Any tampering with cable television wiring or equipment
 - c. Repairing holes in and significant marks on the walls
 - d. Replacement or repair of telephone and data jacks and wiring which are the property of the University
 - e. Cleaning costs upon check-out for rooms that are not clean
 - ii. The cost of any damage will be assessed equally among the residents of the room unless and until the identity of the student(s) responsible for the damage is determined.
 - iii. A list of housing damage and fee charges can be found on the Department of Residence Life and Housing website.
- E. The resident agrees to not remove furniture from the assigned room or suite without prior written authorization from the Executive Director of Residence Life and Housing or their designee.
- F. The resident, as well as Residence Life and Housing staff, is expected to inventory the assigned room and suite upon checking in and checking out of the residential community.

15.

- A. Unless in the event of an emergency or conditions that necessitate immediate , the Owner and the University affirm their respect for each resident's right to privacy in his or her own room and agree to use reasonable effort to provide at least 24 hours' notice prior to making inspections for damage and cleanliness.
- B. The resident agrees to and authorizes entry with or without notification to perform maintenance, to make inspections, to inventory and/or reclaim Owner's or University's property, to address health and safety issues, to resolve unsafe or unsanitary conditions, to investigate violations of the CSU Student Conduct Code or Residence Life and Housing Policies and Procedures, to verify occupancy, and for any emergency situation.
- C. The resident acknowledges that entry and inspection by Owner, University, or law enforcement officials for discovering violations of university rules, regulations, policies and procedures, or local, state, or federal law shall be in accordance with university policy and/or local, state and federal law, as applicable.
- D. A resident's request for maintenance will constitute authorization to enter the resident's room.

16.

- A. The resident will have the nonexclusive, revocable right to make normal use of the common areas of the building in which the assigned room is located, including but not limited to TV lounges, study lounges, and laundry facilities.
- B. The resident agrees to treat all public areas in the assigned



17.

- A. The resident agrees to review and observe all published rules affecting his or her status with the university, specifically including the CSU Student Code of Conduct, the Resident Handbook, and posted housing rules established by university officials and/or the Owner, all of which are incorporated into this Contract by reference.
- B. The resident agrees to conduct themselves in such a manner as to allow others the quiet enjoyment of the residential communities. The



- B. The University may terminate this Contract prior to the expiration date of any given academic year in the event that the student should violate any terms of this Contract or any policies of the University or Resident Handbook. Students who violate the terms of the Housing Contract may be referred to the University or residential conduct system. The University will terminate this Contract prior to the expiration date for the following reasons:
- i. Enrolled in a University-sponsored study abroad program
 - ii. Withdrawal or leave of absence from the University
 - iii. Academic or disciplinary separation from the University
 - iv. Disciplinary removal from University Housing
 - v. Graduation from the University
- C. In the case of a Contract cancellation or termination, students must officially remove all belongings, turn in room key, and properly check-out within 72 hours of notification. Students who fail to complete this process will continue to accrue daily housing charges until the move-out/check-out process is completed.
- D. Failure to return a key or fob will result a re-core or replacement charge. If the University cancellation occurs between the fall and spring semesters, the student must complete the checkout process prior to the start of the spring semester by a date confirmed by the Department of Residence Life and Housing.
- E. The University reserves the right, in its sole discretion, to refuse admission or re-admission to University housing to a Student and to cancel the Contract for reasonable cause. In cases of such cancellation, a prorated portion of the Room Fees already paid will be credited to the student's account in accordance with the date of the student's cancellation or their student's checkout date, whichever occurs last.
- F. The University reserves the right to make needed repairs and renovations of student residences. If such work will render accommodations uninhabitable, and the University cannot furnish a comparable (or better) accommodation, the Contract shall be terminated and prorated. The University shall not be liable for any damages or costs incurred by the student as a result of such termination.

