

## 2020-2021 RESIDENCE HALL CONTRACT

This contract and addendum is made and entered into this \_\_\_\_\_, by the Board of Governors of the Colorado State University System, acting by and through Colorado State University, Fort Collins, Colorado, hereinafter identified as University, and (name of student, please print):

\_\_\_\_\_ hereinafter identified as Student or Resident:

WHEREAS, the Student has made reservation for living accommodations, including board and room, in the University Residence Hall System, and

WHEREAS, the university has assigned such accommodations to the Student in a University Residence Hall for the entire academic year, including Fall and Spring Semesters or any remaining parts thereof, and

**WHEREAS, newly admitted, first-year students, without previous college experience, who are under 21 years of age, and not living at home with parents, are required by the University's living regulation to reside and eat in a residence hall for the first two consecutive terms of their attendance, and credits taken concurrent with high school and/or credits attained through Advanced Placement (AP) do not apply towards living experience;**

NOW, THEREFORE, University and Student agree as follows:

### 1. PAYMENT

The student will pay the University the room rate and board rate as prescribed by the Board of Governors for each semester during the term of the contract. The initial rates are guaranteed for the academic year. Programs and services will be provided as outlined in residence hall publications. Charges will begin the first day the hall officially opens. Semester charges for room and board will be billed to the student's University account per stated University billing guidelines.

### 2. MINIMUM CREDITS

To be eligible to live in University residence halls, the student must carry a minimum of six (6) academic credits per semester.

### 3. USE OF ROOM

It is understood that the residence halls and adjacent grounds are for the use of student residents and University guests only. Any other use including commercial enterprises must first be approved in writing by the Department of Housing & Dining Services. All student occupants are responsible for what occurs in their assigned room and may be held responsible for any prohibited activities that violate housing policies or the Student Conduct Code, regardless of whether the Student was directly engaged in the prohibited activities.

### 4. GUESTS

Nonresident guests are permitted under the following conditions: the student host is responsible for the conduct of this guest; all guests must comply with University and Housing and Dining Services rules and regulations; overnight guests are prohibited.

### 5. WEAPONS/EXPLOSIVES

Student shall not carry, possess, use or store weapons (including firearms) in the residence halls or dining facilities. As a condition of living in CSU residence halls or using CSU dining facilities, Student agrees not to possess or use any weapons or explosives in such areas, waives any legal rights related to the possession of weapons, and acknowledges they are prohibited. This waiver is voluntary, in exchange for living and dining in CSU facilities, and applies even if Student has a lawful permit to carry a concealed firearm pursuant to C.R.S. 18-12-201 et.seq. This waiver also includes all rights that may be asserted by Student under the Second Amendment to the United States Constitution or Article II, Section 13 of the Colorado Constitution. Any possession or use of any weapon in CSU dining facilities or residence halls may result in further action under applicable law or University disciplinary procedures. Weapons may be stored at the Colorado State University Police Department. Contact CSUPD at (970) 491-6425 for more information regarding weapon storage.

### 6. APPLIANCES

While cooking is not permitted in the residence hall rooms, small appliances that are Underwriters Laboratory (UL) approved and in good repair may be used. Refrigeration units that are approved by the Department of Housing & Dining Services may be used.

### 7. SALES/SOLICITATION

Sales and solicitations must be authorized in writing by the Department of Housing & Dining Services. Door-to-door soliciting and advertising is prohibited.

### 8. PETS

No pets, other than fish in an aquarium less than 25-gallons in size, are allowed in residence halls or adjacent grounds. Residents having pets may be evicted. There are two categories of animals that may be allowed on campus to provide assistance to students with disabilities – service animals and emotional support animals.

### 9. ALCOHOL/DRUGS

No fermented malt beverages, intoxicating liquors, or illegal drugs (inclusive of marijuana) are allowed in any of the residence halls.

### 10. SMOKING

Smoking is not allowed in any of the Residence Halls.

### 11. ROOM/HALL ASSIGNMENTS

The University reserves the right to make reassignments and temporary assignments of accommodations as considered necessary. Hall or room changes may not be made without written approval of Residence Hall Staff. The Student agrees to follow any disciplinary actions by residence hall staff including reassignment of room, floor, or hall.

### 12. PRIVACY RIGHTS

If practicable, the University will not enter a student's room unless accompanied by the student, their authorized representative, or a second authorized University representative. However, the University reserves the right to enter student rooms for the purpose of inspecting the premises for adherence to fire- and life-safety guide- lines, housekeeping, maintenance, necessary repair, or when an authorized agent has reasonable suspicion of a violation of contract that includes: a) an occupant of the room may be physically harmed or endangered; b) damage is being done to University property; c) University policy is not being adhered to as stated in the University catalog, the University Student Conduct Code, and the Residence Hall Policies and Procedures.

### 13. LIABILITY FOR PERSONAL POSSESSIONS

The University is not liable for the loss of or damage to student personal goods housed in University facilities unless caused by gross negligence on the part of the University. Residents are encouraged to carry private insurance on their personal possessions.

### 14. ABANDONMENT – PERSONAL PROPERTY

If a student abandons any personal property in the student room (or storage areas as applicable) following the termination of this Agreement and the checking out by the resident, such property shall be disposed of according to University procedures.

### 15. UNIVERSITY FURNISHINGS

University property, including furnishings, must not be moved from the assigned area within the hall without authorization of the Department of Housing & Dining Services. Water-filled furniture is not permitted.

### 16. KEYS

Each student is issued keys to their room, main entrances, and mailbox. Loss of keys during residency or failure to return the keys at time of check-out will result in charges being assessed to the student for a change of lock or replacement.

**17. DAMAGE LIABILITY**

The student is liable for any damage to University property and agrees to pay for the replacement or restoration of the property, with the exception of an act of God or reasonable wear and tear.

**18. MEALS**

**Dining Services are included in the room and board contract.** Meal choices for residence hall students are Any Meal Any Time, Any 21, Any 14, Any 10 per week, and UPlan (5 meals per week for non-first-year students). "RamCash" can be used at Residence Hall Dining Centers and retail locations including the Student Center. For additional information about Dining Services and RamCash, including Terms & Conditions, please review their website ([www.housing.colostate.edu/dining](http://www.housing.colostate.edu/dining)). **Students who do not select a meal plan will automatically be placed on Any 14.** Each student is required to show their RamCard and have it validated before entering any dining center. A service charge will be assessed when the student is unable to provide a RamCard to the meal checker. Dining Service privileges are non-transferable in part or in whole. Guests eating in residence hall dining centers must be sponsored as a guest of a resident via a valid guest meal access. Meal plan changes are permitted on or before September 9th for the fall semester and on or before February 3rd for the spring semester. Students are encouraged to make changes during the change period to select the meal plan that best suits their eating habits. **Refunds or rollover of unused meals are not permitted from one week to the next or one semester to the next.** Students allowing another person to use their RamCard will have their card confiscated by the meal checker and will be required to obtain a replacement at the Lory Student Center, RamCard Office. (There is a replacement charge for the I.D., plus their student account will be assessed a guest meal charge if the non-resident eats a meal). Disciplinary action may be recommended.

**19. FAILURE TO COMPLETE CONTRACT**

This contract is binding for the entire academic year (Fall and Spring Semesters) or remaining portion. Failure to complete the contract for any reason, including disciplinary removal from the University or residence hall, will result in a charge of an amount equal to the deposit, in addition to charges for room and board through date of official check-out from the hall. **Room Selection students are subject to terms on the Room Selection Contract.** No transfer of contract to another student is permitted. Under the following circumstances, the resident will be charged only for room and board through date of official check-out from the hall: a) graduation at the end of Fall Semester, b) dismissal by the University Scholastic Standards Committee, c) required University academic programs demanding residence outside of the Fort Collins community

**20. CHECK-OUT REQUIREMENTS**

Students checking-out of a hall must complete all required procedures. These include cleaning of room, completion of room check-out sheet, and turning in keys to the hall office. Charges will continue until check-out process is completed. Any student not remaining in the residence hall for the Spring Semester must have completed all check-out procedures and removed their belongings from their room before 10:00 a.m. on the day the hall closes for Winter Break. Failure to do so will result in a \$50.00 late check-out penalty and daily prorated room-and-board charges.

**21. HOUSING DURING RECESSES**

University housing is limited for students who remain in Fort Collins during the Fall recess, Winter Break, and/or Spring recess. Dining Services has limited options available in residence halls during these periods. Housing is provided in limited halls during the Fall & Spring recesses and in two residence halls only during Winter Break. All other halls are closed and students are not permitted to reside in the residence halls. Students may leave their belongings in their rooms during these periods of time.

**22. REFUNDS**

No refunds are made for missed meals or for temporary absences from the hall. No room and board refunds will be granted after October 31, 2020 for fall semester and March 31, 2021 for spring semester, regardless of reason.

**23. DISMISSAL**

Should the student be a danger to themselves or others in the opinion of University staff, the Department of Housing & Dining Services reserves the right to immediately remove the student from the residence halls until the situation is assessed and a determination made regarding continuation of the Residence Hall Contract.

**24. WITHDRAWAL/EVICTION NOTICE**

Should the student withdraw from the University for any reason or be removed from the hall, the student agrees to vacate the residence hall within 72 hours. Students who have completed final exams at the end of a semester and whose behavior is disruptive to other students will be required to vacate the residence hall within 24 hours.

**25. EXCEPTIONS/TERMINATION**

Any exception to the contract must be requested, documented, and approved in writing by the Department of Housing & Dining Services. The student agrees that the University may terminate this contract and take possession of the room for violation of the contract.

Students living in Residence Halls are expected to conform to standards of conduct that are consistent with the educational objectives and priorities of Colorado State University. Respect and consideration for the rights of others and their needs for study time and rest must receive priority over other needs. Each student is expected to respond appropriately to requests from staff and fellow students concerning behavior that does not honor this priority. Students are responsible for the policies as outlined in the *Student's Rights and Responsibilities, Student Conduct Code, and the Residence Hall Policies & Procedures*, which can be found on-line.

Colorado State University does not discriminate on the basis of race, age, color, religion, national origin or ancestry, sex, gender, disability, veteran status, genetic information, sexual orientation, or gender identity or expression, or pregnancy and complies with all Federal and Colorado state laws, regulations, and executive orders regarding affirmative action requirements. The Office of Equal Opportunity is located in 101 Student Services.

**HOUSING & DINING SERVICES  
DIVERSITY & INCLUSION STATEMENT**

We are committed to creating a welcoming, inclusive, and sustainable community, which values and respects all individuals. We believe students, guests, faculty, and staff are individually and collectively responsible and accountable for their learning, development, and actions. We must take initiative to engage and act in alignment with the CSU Principles of Community recognizing that we all have the right to be treated, and have the responsibility to treat others, equitably to challenge prejudice and promote justice.

In witness whereof the Parties hereto have set their hands and affixed their seals this \_\_\_\_\_.

\_\_\_\_\_  
(Student Signature)

Helena Gardner  
Director of University Housing

