

UNIVERSITY OF ARKANSAS AT MONTICELLO

RESIDENCE LIFE OFFICE/HOUSING CONTRACT



Please read carefully the items and conditions of this document for they place binding obligations on each applicant who accepts on-campus housing at the University of Arkansas at Monticello. The provisions of this contract are official regulations of the University of Arkansas at Monticello and as such are subject to change by the University.

I AGREE TO:

- 1. Maintain my room in a sanitary and safe condition. Sanitary and Safe conditions are defined by the University.*
- 2. Clean and return my assigned room to the University in a like condition upon terminating this agreement.*
- 3. Be responsible for damage done to my room, furniture, or fixtures and to share in the cost for damages of and thefts from common areas.*
- 4. Abide by the University Code of Student Conduct and Residence Hall policies and regulations.*

I UNDERSTAND THAT:

- 1. THE USE, POSSESSION, OR DISTRIBUTION OF ALCOHOL OR OTHER ILLICIT DRUGS IS PROHIBITED.*
- 2. THE USE, POSSESSION, OR DISTRIBUTION OF FIREARMS, FIREWORKS OR WEAPONS IS PROHIBITED.*
- 3. Cooking is not permitted in individual rooms.*
- 4. Pets are not permitted, except for service animals. The need for service animals must be documented by two separate physicians and then meet the acceptance of the University.*
- 5. Students are guaranteed the reasonable privacy of their rooms and belongings. However, under specific protective guidelines, rooms may be entered in the case of emergency, for maintenance and safety inspection requirements, and when there exists reasonable grounds to suspect that a*

violation of the law or University policies is taking place. A student does not have to be present for an official room search. A reasonable effort will be put forth to notify the student that his/her room will be searched.

6. The University will not house students during holidays, between semester breaks, or when the University is officially closed.
7. Students must leave the Residence Hall within 24 hours of the completion of their last final exam or by 4:30 P.M. on the last scheduled day of final exams, whichever comes first.
8. THE UNIVERSITY IS NOT RESPONSIBLE FOR LOSS OF PERSONAL PROPERTY IN THE RESIDENCE HALL DUE TO FIRE, THEFT, INTERRUPTION OF WATER, HEAT, UTILITIES, OTHER CAUSES, OR ACTS OF GOD.
9. My housing/food service contract will be for the period of an academic year (Fall & Spring semesters) unless I am applying for the Spring semester or Summer I or II.
10. Eligibility to reserve a University Apartment for 12 months requires year-round rental payment. A student choosing not to pay rent for both the Summer I and Summer II terms, must vacate his/her assigned apartment, forfeits the right to retain a University Apartment for the upcoming fall semester.
11. A student living in the residence hall must be a student **enrolled in a minimum of (9) nine hours** per fall or spring semester or **(3) HOURS** per summer term.
12. Residential students who earn a **grade point average below 1.00** for any semester or term in which they are enrolled will not be permitted to continue their residential status. This policy applies to all academic semesters including summer terms.

TERMINATION CLAUSES

I understand that the University may terminate this contract by giving the resident 48 hours written notice in advance for:

- failure to meet financial obligations to the University;
- conduct on the part of the resident that violates the provisions of this agreement; or
- as part of a disciplinary action associated with the University or legal action associated with the city, state, or federal courts.

I understand that if a resident withdraws from the University, the resident must vacate the residence hall room within 24 hours of the withdrawal.

Any resident who terminates his/her contract, whether voluntarily or involuntarily, will forfeit the deposit.

Any resident who does not check into the residence halls on the first class day by 4:30 p.m. will be considered a No Show, forfeit the deposit, and negate his/her contract.

Any resident who terminates his/her contract will be responsible for full room charges for the current semester and for board charges incurred through the date of official checkout from the residence hall.

Any resident who moves out of the residence halls prior to the fulfillment of this contract shall be obligated to pay a lease cancellation fee of \$400.

GENERAL POLICIES AND PROCEDURES

1. The University does not assume any legal obligation to pay for the loss of damage to the student's personal property if it occurs in its buildings or on its grounds prior to, during, or subsequent to the period of the contract. Students are encouraged to carry appropriate renters and other types of insurance to cover such losses.
2. The student is responsible for the accommodations assigned and shall reimburse the University for all damages within or to said accommodations. Charges for damages and/or necessary

cleaning will be assessed to the student, or students, by the University and must be paid promptly. Failure to pay will result in a hold on students' registration, graduation, and/or transcript.

- 3. The student is responsible for all behavior/conduct that occurs in his/her assigned room, including, but not limited to, the behavior/conduct of any and all visitors and family members. If a breach of the student code of conduct is committed by visitors/family members which warrants disciplinary action, charges and sanctions will be administered against the assigned student.*
- 4. Double rooms are to be occupied by two persons. In case one of the occupants does not claim his/her assigned double room/space or moves, the student who remains agrees to accept another roommate, move to another double room, or to pay the difference (private room fee) in order to retain the double room as a single. The application date will be used to determine which student must move, i.e., the earlier application date will not require a move.*
- 5. While this contract is in effect, the student will be required to meet all financial obligations of this contract. Housing fees are charged through the Cashier's Office in Harris Hall. Students must pay on their accounts in accordance with the policies of that office.*
- 6. This housing contract may not be transferred or assigned to another person. The Department of Housing and Residence Life reserves the right to make all assignments and to make any assignment changes necessary if needed due to roommate conflicts, personal issues, disciplinary problems, and/or any other reasons deemed by the Director of Residence Life.*
- 7. Failure to occupy an assigned space does not constitute a release from the housing contract with the University.*
- 8. The cost of re-keying the lock for any duplicated key or any key not returned whether the key is lost or stolen will be charged to the student.*
- 9. Official checkout from a residence hall consists of signing the appropriate inventory and checkout forms, removing all personal belongings, cleaning the room, returning the key(s), and meeting with a Resident Assistant or Graduate Assistant.*
- 10. The policies and procedures contained within this document are also applicable to overflow housing assignments which may be made on a temporary basis at the beginning of each semester.*

Entry for Inspection/Search and Seizure

The University shall have the right to enter the leased premises for inspection at reasonable hours whenever necessary to make repairs, alterations, safety/health inspections, pest control, etc., of the room. All rooms will be periodically inspected for health/safety violations. If violations are found, the resident(s) will have sufficient time to correct the violation. If the violation is not corrected, the student will be billed for the violation and it will be corrected by Housing Staff. Continued violations may result in judicial action and could also result in termination of the lease by the University. The University reserves the right to enter the premises to respond to an emergency at any hour of any day.

The University reserves the right to enter and search a student's place of residence if University officials: (1) believe the room in question contains evidence of the commission of a criminal offense (violation of a local, state or federal law), or (2) a violation of University rules and policies. A student does not have to be present to have his/her room searched. A student does not have to grant permission in order for a room search to occur. A reasonable effort will be made to contact the student before his/her room is searched.

Judicial Rights, Student Code of Conduct, and Residence Hall Policies Acknowledgement

The University of Arkansas at Monticello Student Handbook, which contains detailed information concerning Judicial Rights, Student Code of Conduct, and Residence Hall Policies, is available online at the UAM webpage (www.uamont.edu). I further acknowledge I have been advised to periodically review the Student Handbook for updates and revisions. My signature below affirms I have read the above statement and agree to abide by all University, Student Discipline, and Residence Life Policies provided in the Student Handbook.

To find the *Judicial Rights*, *Student Code of Conduct*, and *Residence Hall Policies* contained in the UAM Student Handbook online:

Go to: www.uamont.edu

Click on: *Student Life*

Click on: *Handbook*

Scroll to: "**Judicial Rights**"

Scroll to: "**Code of Conduct**"

Scroll to: "**Residence Hall Policies**"