

This Housing Contract between the undersigned student (hereinafter “Resident”), and Arkansas Tech University, Russellville, Arkansas campus (hereinafter “University”), is in consideration for housing on the University campus during the 2018-19 academic year. Upon receipt of this signed contract, the University agrees to house resident if space remains available. Signed contracts received after June 1, 2018 may not be honored if there are no rooms available.

**1. Contract Term.** The initial term of this Housing Contract shall begin at 12:00 p.m. (noon) on August 18, 2018 and end at 9:00p.m. on May 7, 2019. This contract binds the Resident for the full academic year. The residence halls will close from 9:00 p.m. on December 11, 2018 until 12:00 p.m. (noon) on January 13, 2019. Resident may not occupy his/her residence hall room while facilities are closed, without written permission from the Department of Residence Life and are subject to the daily rate for that residence hall or apartment.

The University Commons Apartments do not close during the winter break period.

Vista Place Apartments do not close during the winter break period.

Residents who are not officially enrolled at Arkansas Tech University by 5:00 p.m. on August 22, 2018 are subject to loss of any previously assigned bed space or contract termination. Individuals who have signed a housing contract but who enroll after the first day of class must notify the Department of Residence Life by email at housing@atu.edu, or by mail to Department of Residence Life, 1605 Coliseum Drive, Doc Bryan, Suite 211, Russellville, AR 72801, prior to the first day of class to confirm their housing assignment. Should a Resident’s contract be terminated under this provision, a Residence Life hold will be placed on their account preventing registration.

The Department of Residence Life must be contacted for a late check-in after the opening of the residence hall each semester. If Resident contracts after the initial term of this Housing Contract, Resident will be charged from the date the contract is signed. Residents granted permission to check in before the beginning of the initial term of this housing contract as defined above are subject to the terms of this contract and may be subject to the daily rate of the residence hall or apartment.

For the fall semester, Resident is expected to vacate their room within twenty-four hours after their last final exam or by 9:00 p.m. December 11, 2018, whichever comes first. For the spring semester, Resident is expected to vacate their room within twenty-four hours after their last final exam or by 9:00 p.m. May 7, 2019, whichever comes first.

Residents involved in Fall or Spring semester commencement activities or other students needing an exception to this requirement must obtain approval in advance from the Department of Residence Life and may be subject to the daily rate of Resident’s room or apartment.

Residents needing to stay in a Residence Hall during the winter break period must obtain approval in advance from the Department of Residence Life and may be subject to the daily rate of Resident’s room.

**2. Room/Hall/Apartment Assignments.** The University reserves the right to make roommate, residence hall, and apartment assignments and/ or to reassign Resident to different rooms, roommates, residence halls, or apartments at any time. The University also reserves the right to reassign Resident at any time due to facility changes, roommate conflicts, disciplinary action and/or emergency or casualty that renders the resident’s room unsafe or otherwise uninhabitable. Resident may only occupy their assigned half of a room, or their assigned bedroom within an apartment or suite. Resident may change rooms only with written authorization from the Department of Residence Life. Resident may not subcontract his/her room assignment or allow an unauthorized person to occupy the premises. Resident may not allow non-resident(s) to store personal belongings in their residence hall room or apartment. Unauthorized room changes may result in additional charges to Resident, and having Resident move back to Residents original assignment. Failure to move out of a room, residence hall, or apartment, when required may result in additional charges to Resident. When necessary, the University reserves the right to assign the Resident to alternate housing (whether short-term or long-term) at either an on-campus or off-campus location(s). Further, the University reserves the right to assess an additional charge for single occupancy when only one Resident occupies a double room.

**3. Meal Plan/Board:** Resident is required to purchase a meal plan unless living in the University Commons Apartments or Vista Place. Resident will select their meal plan in the housing portal. Should Resident fail to select a meal plan in the housing portal, resident will automatically be placed on meal plan Platinum 1. Resident will have until 5:00 p.m. on August 28, 2018 to change their meal plan for the fall semester in the housing portal. Resident will not be allowed to change their meal plan after 5:00p.m. on August 29, 2018 for the fall semester. Resident will have until 5:00p.m. on January 18, 2019 to change their meal plan for the spring semester in the housing portal. Resident will not be allowed to change their meal plan after 5:00p.m. on January 18, 2019 for the spring semester. Meal plans will begin on August 18, 2018 and end on May 7, 2019. Meal plans are non-transferable. Any inquiries for meal plans should be directed to Administrative Services, Browning Hall, 1st Floor East, Russellville, AR 72801, (479) 498-2837

**4. Occupancy.** Resident is expected to occupy their residence hall, room, or apartment on a full time basis. Resident who does not check in (receive a key and complete a room condition report) may have their housing contract terminated and forfeit any housing portion of any Arkansas Tech University scholarship. Resident may be subject to full room charges of their residence hall or apartment. Resident who does check in (receive a key and complete a room condition report) but fails to reside in their room or apartment for a period of more than ten consecutive days may have their housing contract terminated and forfeit any housing portion of any Arkansas Tech University scholarship. Resident may be subject to full room charges of their residence hall or apartment.

**5. Roommate Requests.** Requests for roommates must be mutual. Resident must request their roommate in the housing portal. Roommate must accept the request from Resident in the housing portal. Students are only allowed to have one accepted roommate. Mutually accepted roommates should have the same hall preferences. It is the responsibility of Resident and roommate to choose the same room, hall, and/or apartment during room selection. Space will not be held for requested roommates whose application, application fees, pre-payments or security deposit and contracts are not completed in time to be given a time slot to select the same room, residence hall, or apartment. The University cannot guarantee such assignments.

**6. Rates.** The rates and fees charged under this contract will be determined by residence hall, or apartment assignment. A listing of room and board rates, which is fully incorporated herein by reference, will be available no later than July 20, 2018, on the Residence Life website: <http://www.atu.edu/reslife/> subject to receiving approval from the Board of Trustees of Arkansas Tech University. The University reserves the right to raise room and board rates at any time upon thirty (30) days' notice. Resident agrees to make full payment of all room and board fees charged by the University independent of financial aid awards if any. Resident's failure to meet financial obligations for room and board payments may result in meal denial, termination of the contract, denial of transcripts, denial of reassignment, inability to re-enroll in courses, or change courses, as well as any other action set forth in the Arkansas Tech University Student Handbook and/or Catalog.

**7. Prohibited Items.** Unless otherwise permitted by law, the following are not permitted in rooms, residence halls, or apartments: operation of a private business, smoking, use of any tobacco product, electronic cigarettes, space heaters, window unit air conditioners, waterbeds, fireworks, weapons, knives (with blades larger than 3 inches in length) handguns, except as permitted by Act 562 of 2017, firearms, ammunition, explosive materials, alcoholic beverages, illegal drugs, incense, candles, anything with an open flame, halogen lamps, hot plates, suntan lamps, Hoverboards, multiple socket plugs, any appliances with an open heating coil, or other items prohibited by the Arkansas Tech University Student Handbook. Appliances used in Resident's room must meet the specifications of the Department of Residence Life and be U.L. approved. Dogs, cats, birds, rodents, reptiles, amphibians, fish, or other animals are not permitted at or in University Housing Facilities, unless permitted by law. Guests may not bring dogs, cats, birds, rodents, reptiles, amphibians, fish, or other animals. Strays should not be encouraged to remain in the area. Any dogs, cats, birds, rodents, reptiles, amphibians, fish, or other animals found in University Housing Facilities will be presumed to be a stray and may be removed.

**8. Service or Assistance Animal.** Residents receiving this accommodation must comply with the terms and conditions of the University Service and Assistance Animal Policy.

**9. Illegal Downloading/File Sharing Violations.** Illegal Downloading/File Sharing of copyrighted material as defined by the Digital Millennium Copyright Act of 1998 is not permitted within rooms, residence halls, or apartments. Participating in Illegal Downloading/File Sharing of copyrighted material may result in judicial sanctions as indicated in the Arkansas Tech University Student Handbook, and/or Resident may have their housing contract terminated and forfeit any Arkansas Tech University scholarship.

**10. Pre-Payment.** A pre-payment of \$50.00 is due at the time of the signing of this contract for new residents. Payment is made in the housing portal. A new Resident is defined as a student who meets eligibility requirements and has NOT previously lived in Arkansas Tech University Housing. This pre-payment will be directly applied to the student's account for the fall 2018 semester. This pre-payment is refundable if Resident cancels their contract prior to June 1, 2018, or if Resident is denied admission to the University, or Resident officially withdraws from the University prior to June 1, 2018.

After June 1, 2018, if Resident cancels the contract for official withdrawal from the University or Resident is denied admission to the University the Resident will forfeit their pre-payment.

A pre-payment of \$50.00 is due at the time of the signing of this contract for new residents for spring 2019. Payment is made in the housing portal. A new Resident is defined as a student who meets eligibility requirements and has NOT previously lived in Arkansas Tech University Housing. This pre-payment will be directly applied to the student's account for the spring 2019 semester. The pre-payment for spring 2019 new residents is only refundable if Resident is denied admission to the University.

**11. Cancellation.** Resident may cancel this contract only for official withdrawal from the University. If the Resident re-enrolls during the original contract term, their cancellation is voided and all terms, conditions, and charges will be reinstated. However, Resident's room assignment may change.

All requests to cancel contracts before the start of the contract term must be submitted in writing to the Department of Residence Life by August 1, 2018. Cancellations processed through other offices are not valid. Should Resident fail to notify the Department of Residence Life, in writing, of their need to cancel their housing, Resident will be responsible for charges assessed to hold their housing assignment. Contract cancellations must be submitted, by email at [housing@atu.edu](mailto:housing@atu.edu), or by mail to Department of Residence Life, 1605 Coliseum Drive, Doc Bryan, Suite 211, Russellville, AR 72801. Contract cancellation is effective only upon completion of proper checkout procedures if Resident is currently living on campus.

If Resident cancels the contract for official withdrawal from the University during the contract term, Resident will be required to make all of the following payments if applicable: prorated rent, damage charges, lock change charges, and improper checkout charges. If resident cancels the contract and then decides to re-instate during the same academic year, the charges described above will not be refunded. Resident will also be responsible for charges from the date of contract re-instatement through the end of the contract term.

Prorated rent is determined by dividing the room rate by the number of days in the semester, concluding with the date of the last scheduled final exam. This daily rate is then multiplied by the count of days from the official contract start date through the date when Resident properly checks out of Resident's room, hall, or apartment.

Cancellation is only effective for the current contract term. Should Resident not meet exemption from the on campus residency requirements for the next contract term, Resident will be required to live on-campus.

**12. Contract Termination By University.** Resident is responsible for payment of room and board charges for the entire term of the contract. Loss of scholarship, financial aid, or inability to pay does not release Resident from the terms and conditions of this housing contract. The University may terminate this contract, with no refund of room and board charges, if one of the following occurs: (1) Failure to pay any payments or charges by the required date; (2) Official University disciplinary action requiring removal of the student from University Housing; (3) Failure to register for courses by August 1, 2018 even if a housing deposit, security deposit, or both have been paid; (4) Failure to remain enrolled in the required number of credit hours; (5) Violation of any of the terms, rules or regulations contained in the Arkansas Tech University Student Handbook; (6) Failure to maintain the room in a safe and sanitary condition; (6) Violation of the terms of this contract; (7) An emergency or casualty; (8) If the student is a safety threat to himself or herself or to others. Residents who withdraw from the University, or who are suspended for academic, disciplinary, social, or financial reasons, are required to remove their belongings from University property within 24 hours of their termination of attendance. University reserves the right to remove personal belongings of Residents who do not follow the time schedule. University assumes no responsibility for the security of Resident's belongings under these conditions. Personal property left in Resident's room, residence hall, or apartment after Resident has moved out, whether by proper checkout or improper checkout, shall be deemed to have been abandoned and will be removed and disposed of. Resident will be held financially responsible for costs incurred for removal. University shall not be responsible or liable for any losses or damages to abandoned property.

**13. Security Deposit (University Commons Apartments).** A security deposit of \$250.00 is due at the time of the signing of this contract for Residents of the University Commons Apartments. Payment is made in the housing portal. The security deposit is not an advance payment of rent or a measure of University's damages in case of default or damage. Upon the occurrence of any default

by Resident, University may use the security deposit to make good any arrears caused by Resident, or any other damage, injury, expenses, or liability caused by Resident, Resident's guests, or any other occupants of the apartment. Resident's security deposit shall be used jointly and severally with the security deposits of all other occupants for any damage to the common areas of the apartment. Resident shall not receive interest on the security deposits. After deductions, the balance of the security deposit will be mailed to Resident no later than sixty (60) days after the termination of the tenancy. Cancellation of the contract or failure to complete the Contract Term will result in the forfeiture of the security deposit.

**14. Liability.** The University shall not be responsible for lost, stolen, or damaged property. The University shall not be responsible for damages made to property due to University equipment failure. The University shall not be responsible for personal injury sustained on University premises. University will not be liable to any Resident or guest, for injury, damage or loss to person or property caused by criminal conduct of other persons, including, but not limited to, theft, burglary, assault, vandalism or other crimes. Resident agrees to indemnify the University, its officers, and employees for any and all damages or other loss that may be suffered by others as a result of any action or negligence of Resident. Nothing in this contract shall be deemed to waive the sovereign immunity of the State of Arkansas, Arkansas Tech University, its Trustees, officers, employees, and other staff. Resident is encouraged to obtain renters insurance to insure their property.

**15. Guests.** Residents are responsible for the behavior of their guests. University reserves the right to restrict the number of nights any non-resident may spend as an overnight guest in the residence halls, University Commons Apartments and Vista Place Apartments. University reserves the right to restrict access by guests who have violated University policy and/or present a threat to the safety or security of other residents. All applicable policies regarding guests must be adhered to.

**16. Room Condition and Damages.** Prior to moving into the assigned room or apartment, Resident shall complete a Room Condition Report. When vacating the assigned room or apartment, Resident agrees to comply with all checkout procedures of the University, including, but not limited to, cleaning Resident's room or apartment, and leaving the room or apartment in the same condition as when received, reasonable wear excepted. The parties hereby agree that the Room Condition Report shall serve as the basis for any damage charges that are assessed by the University. Failure to complete a Room Condition Report will be an acknowledgment by Resident that Resident has inspected the room or apartment, fixtures, and furniture and that the room or apartment, fixtures, and furniture are in good condition. Resident shall use reasonable diligence in care of the room or apartment and common areas. Resident agrees to pay all charges for cleaning, maintenance or repair deemed necessary by University to return the premises to the same condition as when accepted, reasonable wear and tear excepted. Reasonable wear and tear is defined as wear occurring without neglect, carelessness, or abuse on Resident's behalf. Resident shall pay for all damage to the building, electrical system, plumbing system, mechanical system, or furniture, caused by Resident's action or negligence. Resident agrees that where two or more residents occupy the same room or apartment, and the responsibility for damage, loss or other charges cannot be ascertained by the University, the cost of the damage, loss or charges will be allocated and assessed equally to all occupants of the room or apartment. Resident must comply with the administrative checkout procedure whenever they check out of their room. An administrative charge will be assessed for failure to comply with the administrative checkout procedures or for a late checkout after posted facility closing hours. This charge is in addition to any other charges assessed for damages. Resident will receive notification via Resident's @atu.edu email address if resident is being charged for failure to properly check-out of the facility or for damages. Resident will have 30 days to appeal these charges, in writing according to the policy outlined in the Arkansas Tech University Student Handbook.

**17. Repairs.** All requests for repairs and services must be made to the Department of Residence Life at <http://www.atu.edu/reslife/form-maint2.php>. University may temporarily turn off equipment and interrupt utilities to avoid property damage or to perform work requiring such interruption. In case of malfunction of utilities or damage by fire, water, or similar cause, Resident shall notify the University immediately. In case of malfunction of air conditioning or other equipment, Resident shall notify University as soon as possible on a business day. Resident shall promptly notify University in writing of: water leaks; electrical problems; carpet holes; broken glass; broken locks or latches; and any condition which materially affects health or safety. Rent shall not abate or halt during such repair periods. It is expressly understood and agreed that whenever repairs to be made by University shall be delayed because of factors beyond its control, the obligations of Resident shall not be affected thereby, nor shall any claim accrue to the Resident against University. If fire or catastrophe damages are substantial in the University's reasonable judgment, University may terminate this contract within a reasonable amount of time by giving written notice to Resident.

**18. Right of Entry.** Resident has a reasonable right of privacy in Resident's assigned room or apartment and to Resident's belongings. However, the University reserves, and the Resident hereby consents to, the University's right to enter Resident's room or apartment in case of a health or safety emergency, to make routine maintenance or safety inspections, to maintain health and

safety standards, to host fire drills or to enforce the rules and regulations of Arkansas Tech University or the laws of the State of Arkansas. Requests for maintenance made by Resident for work or repair in their room or apartment grant the University right of entry without notification to resident. Once the request for maintenance has been made, Resident may not refuse access.

**19. Lost Keys.** Lost or broken room keys will result in Resident's lock being changed. The cost of lock changes and replacement of keys will be charged to Resident's University account.

**20. Residence Hall and Apartment Regulations.** Each Resident will be responsible for knowing and following all Residence Life Policies and Procedures, Rules and Regulations, and the Student Code of Conduct in the Arkansas Tech University Student Handbook located here. [www.atu.edu/studenthandbook](http://www.atu.edu/studenthandbook).

University reserves the right to at any time to make changes to this contract as University shall in its judgment determine to be necessary for the safety, care, and cleanliness of the premises and for the preservation of good order, comfort and benefit of Residents in general.

By signing this contract Resident agrees to become aware of and observe all other policies, regulations and guidelines published in the aforementioned documents and understands that they are incorporated as terms of this contract as if set forth herein word for word. I HAVE READ AND AGREE TO ABIDE BY THE ABOVE PROVISIONS. I UNDERSTAND THAT THIS IS A BINDING CONTRACT FOR ONE ACADEMIC YEAR AND THAT SIGNING OBLIGATES ME TO ROOM AND BOARD PAYMENTS FOR THE ENTIRE 2018-2019 ACADEMIC YEAR.

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