

1. This contract is for the entire academic year unless you are starting school second semester for all residence halls except Aspenson Mogensen Hall, which requires a 12-month contract. This contract is NON-ASSIGNABLE.
2. The University of Wisconsin-Eau Claire (hereinafter referred to as "University") agrees to furnish room and on-campus meal plan\* (see Paragraph 16 for Chancellors/Priory Hall/Haymarket Landing/Aspenson Mogensen Hall assertions) to the aforementioned student (hereinafter referred to as "Student") for the period specified in Paragraph 1.
  - A. ONLY FULL-TIME STUDENTS AT THE UNIVERSITY AT THE TIME OF REGISTRATION FOR THE ACADEMIC YEAR DURING WHICH THIS CONTRACT IS IN EFFECT MAY APPLY FOR ON-CAMPUS HOUSING AND ARE ELIGIBLE TO ENTER INTO THIS CONTRACT. For the purposes of this contract, an undergraduate student who registers for 12 or more credits at the University is a full-time student, and a graduate who registers for 9 or more credits is a full-time student.
3. In exchange for room and meal plan\*(see Paragraph 16 for Chancellors/Priory Hall/Haymarket Landing/Aspenson Mogensen Hall assertions), the Student agrees to pay to the University the fees established for the room and meal plan\* (see Paragraph 16 for Chancellors/Priory Hall/Haymarket Landing/Aspenson Mogensen Hall assertions) by the Regents of the University of Wisconsin System or by its agent. The University reserves the right to make changes in room and meal plan\* (see Paragraph 16 for Chancellors/Priory Hall/Haymarket Landing/Aspenson Mogensen Hall assertions) rates in the event that the costs related to providing those services increase more than anticipated at the time the rates were established.
  - A. The Student understands and agrees that this contract covers **space** in University on-campus or University sponsored housing. The University reserves the right to assign the Student to a specific location in University sponsored housing, but will attempt to honor the Student's expressed preference for location. The University's inability to honor a preference is not grounds for cancellation.
  - B. The space assigned to the Student is to be used and occupied by the Student for residential purposes ONLY.
  - C. If a student completes the required deposit and housing contract but elects not to select a room during the self-selection process, the University will assign the student to a room.
4. The contract terminates twenty-four hours after the termination of the Student's status as a student at the University, or as provided, under Paragraph 12 herein. The Student agrees to vacate the premises at the end of the contract period and to follow checkout procedures established by the University Housing and Residence Life Office.
5. A DEPOSIT OF \$75.00 IS PAYABLE TO THE UNIVERSITY BEFORE YOU SUBMIT THIS CONTRACT.
  - A. The deposit is in addition to the room fees and is intended to serve as a reservation deposit for the contract. The money is held in escrow and applied to second semester fees. If the student does not complete the contract for the full academic year, the deposit is forfeited and the Student is held responsible for room and meal plan\* (see Paragraph 16 for Chancellors/Priory Hall /Haymarket Landing/Aspenson Mogensen Hall assertions) fees for the full academic year.
  - B. The deposit will be refunded only if the student is released from Housing prior to May 1<sup>st</sup> of the preceding year.
  - C. The Board of Regents for the University of Wisconsin System has established the following reasons for allowing students to be released from their contract.
    1. Student is quitting school, graduating, involved in a university-sponsored educational experience here or overseas, or is transferring to another university.
    2. Student has a serious medical problem that cannot be accommodated in the residence halls. This must be verified through the Services for Students with Disabilities Office and requires validation from a licensed medical provider.
    3. Student gets married and will be living with his/her spouse.

Students will continue to be billed for their room for the entire year unless they have been officially released by the Housing and Residence Life Office. The student must request this release prior to May 1<sup>st</sup> of the preceding year.

6. The University may, upon advance notice and at reasonable times, inspect the space assigned to the Student. If the Student is absent from his/her room and the University reasonably believes that entry is necessary to preserve or protect the premises, the University may enter without notice and with such force as appears necessary.
7. Any personal property left at the end of the contract term shall be removed from the room. If not claimed within 30 days, it will be considered abandoned and disposed of accordingly. During such 30-day period, the University, officers, employees and agents will not be responsible for damage or theft of the property.
8. The Student can make no physical changes to the premises (including adding paneling, partitions or removing furniture) without prior consent of the Housing and Residence Life Office. This includes the posting/taping/adhering/hanging any item on the exterior of door or the room window glass. If students choose to hang curtains, they must have a solid neutral colored backing. The Student will be held responsible for University property that is damaged or missing during his/her period of occupancy and for extra cleaning which may be necessary.
9. Firearms (whether carried concealed or openly) and other devices designed as weapons and capable of producing death or great bodily harm are prohibited in the residence halls. All firearms, ammunition and bows and arrows must be registered and stored by the University's Police Office.
10. The Student agrees to hold harmless the University (officers, employees, agents) from and indemnify them for, any claims for damages sustained by the Student or others in his/her room or furnishings (as is sometimes done by residents) such as the construction of bunk beds, bookshelves, partitions, or other structures. This clause makes the Student financially responsible to the University and releases the University in the event a person who is injured by a hazard constructed by the Student claims that the University is liable for damages.
11. The Student agrees to observe all rules and regulations of the University, which are published in the Residence Hall Judicial Code, the Residence Hall Information Booklet and the Meal Plan Brochure\* (see Paragraph 16 for Chancellors/Priory Hall/Haymarket Landing/Mogensen Hall assertions) and are incorporated by reference and made a part of this contract. The Residence Hall Judicial Code provides for direct student participation in the establishment and enforcement of residence hall rules and standards and their adjudication. Infractions can result in educational sanctions by a student violating its provisions. The code is reprinted in full in the Student Services & Standards Handbook. If you need a copy of the entire code prior to agreeing to your contract, you may request this from the Housing and Residence Life Office.
12. Violations of any of the terms of this contract by either the University or the Student may constitute a breach of the contract. In the event of a breach by the University, the Student may seek such remedies available under Wisconsin Statutes. In the event of a breach by the Student, the University may take disciplinary action including, but not limited to, action by the Residence Hall Co-Educational Judicial Council, apart from and in addition to those remedies, which are available to the University under Wisconsin Statutes.
13. The University will not discriminate against any student on account of race, color, religion or creed, sex, ability, national origin or ancestry.
14. All University sponsored housing facilities will remain open for international students, students involved with university sponsored programs or who are working during Thanksgiving, Winter and Spring Breaks.
15. The University reserves the right to deny or cancel a University residence hall contract for University-provided housing for an individual whose conduct and/or proven criminal record indicates a potential threat or danger to the University community, including students, faculty and staff.
16. **Chancellors/Priory Hall/Haymarket Landing/Aspenson Mogensen Hall** residents are not required to have a meal plan. If the Student still plans to attend UWEC and wishes to cancel their **Chancellors/Priory Hall/Haymarket Landing/Aspenson Mogensen Hall** housing

contract after May 1<sup>st</sup> of the preceding year, the Student will be held responsible for the entire length of the contract unless they are released by the Director of Housing.

17. Those choosing to live in Suites/Chancellor/Haymarket/Aspenson Mogensen Gender Inclusive community or Rainbow Floor, commit to actively support the Suites/Chancellors/Haymarket/Aspenson Mogensen Gender Inclusive or Rainbow Floor community environment which has been designed to provide a welcoming and inclusive space for residential students of all gender expressions and their guests. They agree that in order to live in an All Gender space, they must adhere to the following community living standards:
  - A. I will respect all members of the community and their guests. I will strive to understand inclusion, diversity and difference, including different forms of sexual and romantic orientations and gender identities. In addition, I will hold my guests to the same standard of respect and inclusion.
  - B. I will be aware of, and responsible for, my own language. I will strive to use inclusive language, and be open to embracing new terms.
  - C. I will learn about others' experiences and preferences in regards to their level of disclosure of personal information, and I will respect their need for privacy.
  - D. Should a vacancy occur in my gender inclusive unit in Suites, Chancellors, Haymarket or Aspenson Mogensen, I am responsible for finding a replacement in order to maintain my unit as a Gender Inclusive Unit. If I cannot find a replacement within 3 weeks of notice from the departing student to Housing & Residence Life, Housing & Residence Life may fill the space with another student wishing to live in the community. Additionally, Housing & Residence Life may re-designate the space as single gender and relocate a member of the unit in order to increase the likelihood that the remaining space can be filled.
  - E. If I elect to be a resident within the Rainbow in Towers, I understand that room selection and assignments are done without regard for assigned sex, gender identity or expression, or sexuality.
  - F. I understand that this space is designed to be a safe and inclusive living environment. As a result, if I am unable to adhere to the spirit of this community, I understand that I can be administratively re-assigned to another residence hall space outside of the Gender Inclusive area. The housing contract will remain binding in cases where students are removed from the Gender Inclusive area.

### **Aspenson Mogensen Hall**

1. This is a housing contract addendum for Aspenson Mogensen Hall Apartments.
2. The contract term at Aspenson Mogensen Hall is a 12-month academic term contract
3. Fees will be assessed to the students account for fall and spring terms for both the 12-month contracts.
  1. The summer room charge on a 12-month contract is divided equally and added into the assessed fall and spring semester fees.
  2. If a student who holds a 12-month contract is granted release from this contract prior to the end date, student is liable for the pro-rated summer charges based on check out date. Thus students may see an additional summer fee added to the student account to cover the summer portion of the contract.
4. This contract is governed by the UW System Board of Regent policies
5. No subleasing is allowed in University Sponsored Housing.
6. Student may not move back to central campus (9 month contract option) University housing without authorization from the Director of Housing.

**By clicking I AGREE, I am confirming that I have read ALL provisions of the contract and I agree to comply with all aforementioned conditions. If I am under 18 years of age, I also certify that my**

parent/legal guardian/guarantor has read all provisions and agrees to all aforementioned conditions.