I. INTRODUCTION

The above named student (the “Student”) who is or will be enrolled in a certificate or degree seeking program at Colorado Mesa University or Guarantor of the Student if the Student is a minor, and Colorado Mesa University, Residence Life (“Residence Life”) hereby enter into this Student Housing and Dining Contract (“Contract”) in accordance with the terms and conditions set forth herein.

Upon acceptance of this Contract by Residence Life, it is legally binding on Residence Life and the Student. The Student must abide by the terms and conditions of the Contract including, but not limited to, the obligation to pay all amounts due for the full Contract term.

II. CONDITIONS AND TERMS OF THIS CONTRACT

Colorado Mesa University Student Residency Requirement

Students who have earned less than 60 credit hours, are under 21 years of age, and not residing with their parents within Mesa County, are required to live on campus, provided that space is available. All students who meet the criteria in the sentence above agree to submit either a Housing Application or Housing Policy Exemption Request annually by April 15th prior to the academic year.

Information about who qualifies for an exemption can be found on the Residence Life website.

The residence hall schedule of rates and all Colorado Mesa University policies and procedures are incorporated herein and made a part of this Contract by reference. These rates and policies may be found on our website: www.coloradomesa.edu/residence-life.

Acceptance of this Contract does not constitute or guarantee admission to Colorado Mesa University. Assignment to on-campus housing and liability for any amounts due hereunder except the Application Fee (as defined below) are conditional upon final acceptance for admission by the University. Note: Application for admission to the University and application for Residence Hall or Apartment accommodations are separate transactionsacted upon separately by the University.

Submission of this Contract and the Application Fee by the Student does not guarantee that the Student will be assigned to on-campus housing. Qualified students for whom space is not available will be placed on a waiting list and notified of this status. If the Student is not assigned housing, the Student will not be liable for any amounts due hereunder.

This Contract is for the Student only and may not be assigned to another party.

III. DURATION/TERM

A. CONTRACT TERM - This Contract shall remain in effect until the last day of the semester in which (1) a student is required to live on campus or (2) the student chooses to live on campus past the residency requirement.

B. REGRESS PERIODS - The Student may occupy his or her room during fall break, Thanksgiving break, winter break and spring break with no additional charge as long as the student registers with Residence Life as instructed by email. Dining Service is not available outside the Fall and Spring classes and final dates. If a student elects to remain in their room over a break and then subsequently does not return to school for the period of time after the break, they will be charged a prorated housing rate from the date the prior semester ends until they officially check out.

C. SUMMER SEMESTER - An additional charge will be assessed for housing occupied between the summer and fall semesters. Students must apply separately for summer housing through Residence Life.

IV. ASSIGNMENT / ROOM / ACCESS / DINING SERVICES

A. ROOM ASSIGNMENT - Residence Life assigns rooms and roommates without regard to race, color, national origin, religion, sex, disability and familial status. Assignment priority is based on date of receipt of the Colorado Mesa University housing application, Deposit, and executed Contract. Requests for roommates must be mutual, and are granted on a space available basis. Residence Life does not guarantee assignments to a particular building or unit, type of accommodations or with a specific roommate.

B. REASSIGNMENTS - Residence Life reserves the right to make alternative assignment decisions or reassign the Student for health and safety reasons, as well as to address facility issues that may arise. These reasons include, without limitation: the uses of temporary accommodations when permanent space is not available; construction, renovation, and/or maintenance activities; roommate conflicts; health, safety, and/or security concerns; pending disciplinary action; and noncompliance with University regulations. Room reassignment, and utility or facility disruptions, shall not result in the reimbursement or reduction of housing and dining rates and/or residential academic program fees referenced in this Contract.

C. ROOM CHANGES - Changes to room and or bed assignments must be authorized by Residence Life.

D. ROOM CONSOLIDATION - Residence Life reserves the right to consolidate occupants residing in multiple capacity rooms, semi-suites, suites and apartments. Furthermore, at any time a resident is found to be occupying space in which they are not assigned (e.g. both sides of a double room) they are violating university policy subject to conduct violation procedures and ultimately responsible for the housing charges for any space in which they occupy.

E. ACCESS TO ROOMS - The University shall at all times during the term of this Contract retain legal ownership and ultimate possession and control of the Student’s room and/or University property assigned to such room. Residence Life reserves the right to maintain and preserve the residence halls. The Student hereby understands and agrees that authorized personnel may enter the Student’s room at any reasonable time for life, safety, or health threatening emergencies; to perform requested or preventative maintenance; to respond to a cry for help or the smell of smoke; to investigate potential policy violation(s). The Student hereby authorizes access by Residence Life personnel when any law enforcement officer possessing a facially valid search or arrest warrant requests access.

F. RESERVATION - Residence Life reserves the right to refuse housing and dining privileges to the Student if the Student has demonstrated an unwillingness to abide by Residence Life and dining rules and regulations, or who exhibits behavior that is incompatible with the maintenance of order and propriety in the residence halls or dining operations or is delinquent in the payment of housing and/or dining charges.

G. ABANDONMENT OF PROPERTY - After a resident has been identified as a non-returner, the University will consider property left in the in the Residence Halls for a period of 5 business days as ‘abandoned property’. The University retains the right to dispose of this property.

H. DINING SERVICES - Students living in the traditional, suite and semi-suite residence halls are required to purchase a dining plan. Apartment residents have the option of purchasing a dining plan or not.

V. RATES / DEPOSIT /REFUNDS

A. PAYMENT - The Student is responsible for payment of all required charges, deposits, and fees. Housing and dining will not be prorated if the Student checks in late.

B. DEPOSITS/FEES – At the time of application, $150 is due to CMU. This $150 consists of the housing deposit of $125 (the “Deposit”), and a $25 non-refundable application fee (the “Application Fee”). The Deposit is not a housing payment and is not included in the housing rate. In addition, the Student will pay an Activity Fee of $20 per semester that is non-refundable after the date of check-in. This Activity Fee is used to fund various programs for residents throughout the academic year. The deposit will remain on file until the last day of the semester in which (1) a student is required to live on campus or (2) the student chooses to live on campus past the residency requirement. The Student will be billed separately for any cleaning and/or damage charges on his or her Student account. At the end of the housing Contract term, the Deposit will be used to pay outstanding fees, including without limitation, charges for cleaning and/or damage. Thereafter, the remaining portion of the Deposit, if any, will be returned to the Student unless forfeited as otherwise provided in this Contract.

C. ROOM CHANGE RATE ADJUSTMENTS – The Student shall pay any additional charges incurred due to room change(s) to differently priced accommodations. The University reserves the right to increase rates for housing and dining upon written notice to the Student.

I have read and agree to the terms of this Contract.

Student Signature ___________________________ Date ________________

Student ID Number ___________________________ Signature of Parent if student is a minor________________________

I agree to be bound by all terms of this agreement as co-signer and guarantor (the “Guarantor”.)
VI. CONTRACT TERMINATION BY THE STUDENT BEFORE OCCUPANCY
To terminate this Contract before occupancy, the Student must notify Residence Life in writing from their MAVzone email account to reslife@coloradomesa.edu, or mail cancellation to the address above. If mailed, the postmark on the envelope will be used as the date of termination. The Student’s housing Deposit will be refunded only if the student is not required to live on campus and cancellation is in writing by the appropriate dates, as follows:

- A full refund of $125 prior to June 1 for contracts beginning fall semester and December 1 for contracts beginning spring semester.
- A refund of $50 between June 2 and July 31 for Contracts beginning fall semester and between December 2 and January 3 for Contracts beginning spring semester.
- No refund will be provided to students who provide cancellation notification after July 31 for fall semester and January 3 for spring semester.

- Students who have not registered for classes by the official opening of the residence halls for the specified semester and do not check-in to the halls or notify Residence Life in writing of their cancellation shall forfeit their Deposit, but will not be assessed housing or dining charges.

If ALL provisions of this Contract have been complied with, and no cleaning/damage charges have been assessed, the refundable portion of the Deposit ($125) will be refunded within thirty (30) days after termination of this Contract.

VII. CONTRACT TERMINATION BY THE STUDENT AFTER OCCUPANCY
A. If termination occurs for any reason, the Student must officially check out with the Residence Life staff in his or her hall/apartment. Failure to check out properly may result in continuation of housing charges. To terminate this Contract after occupancy, the student must complete a Housing Policy Exemption Request and receive approval from Residence Life prior to check out. If the Student checks out without approval, Residence Life reserves the right to continue to assess housing and dining charges. If the student withdraws from the University, official checkout from the hall/apartment must occur within 24 hours.

B. OFFICIAL CHECK OUT - The Student is not officially checked out of the residence hall until all of the following occur: (1) all personal property has been removed from the room, (2) the room has been cleaned, and (3) a formal check out has been completed with Residence Life staff, and all keys have been turned in to a Residence Life official. The Student is liable for all housing and dining charges, regardless of occupancy, until the day the Student properly checks out with an official of Residence Life.

C. HOUSING CHARGES AND/OR REFUNDS – Refunds of housing charges, upon receipt of appropriately approved withdrawal notice for any reason other than disciplinary action, will be based on the following schedule:

1. If the Student is enrolled in an orientation program, class, sports program or any other University-sponsored program that requires the Student to check into the residence halls or apartments before the first day of the semester, additional housing charges will be assessed for the designated dates of the program.

2. If the Student is given permission to check in prior to official opening, and cancels prior to official opening, the University will not retain the Activity Fee and the Deposit, and the Student will pay pro-rated housing charges to the nearest billing cycle based on the official date of check out.

3. If the Student withdraws during the first week through the last day to officially add/drop a full semester course, the University shall retain the Activity Fee and the Deposit, and the Student will pay pro-rated housing charges to the nearest billing cycle based on the official date of check out.

4. If the Student withdraws from the University after the last day to officially add/drop a full semester course, the University shall retain the Activity Fee and the Deposit and the Student shall pay the total semester housing charges.

5. If Student is given permission by Residence Life to terminate this Contract effective with the following spring semester, the University will retain the Deposit. The Student must move out by the last day of finals for fall semester or be charged a pro-rated housing charges until an official check-out has been performed with a Residence Life official.

D. DINING CHARGES AND/OR REFUNDS – The Student may change their dining plan during the first three weeks of any semester.

1. Beginning the first week and before the last day to officially add/drop a full semester course, the University shall retain the Deposit. The Student must move out by the last day of finals for fall semester or be charged a pro-rated housing charges to the nearest billing cycle. The University does not refund any unused Maverick Money.

2. Following the last day to officially add/drop a full semester course through the end of the semester, the University shall retain the total semester dining charge.

3. If Student is given permission by Residence Life to terminate this Contract effective with the following spring semester, refunds may be awarded based on the official date of check out. The University shall refund dining charges prorated to the nearest billing cycle. The University does not refund any unused Maverick Money.

A refund of $50 will be provided to students who provide cancellation notification after July 31 for fall semester and January 3 for spring semester.

Students who have not registered for classes by the official opening of the residence halls for the specified semester and do not check-in to the halls or notify Residence Life in writing of their cancellation shall forfeit their Deposit, but will not be assessed housing or dining charges.

If ALL provisions of this Contract have been complied with, and no cleaning/damage charges have been assessed, the refundable portion of the Deposit ($125) will be refunded within thirty (30) days after termination of this Contract.

VIII. CONTRACT TERMINATION BY THE UNIVERSITY
Residence Life may terminate this Contract after serving the Student with a written notice to vacate the premises, take possession thereof for the following reasons:

A. Noncompliance with the rules and regulations of the residence halls, University policies, local laws, or federal and state laws. If the termination of this Contract is based upon a disciplinary action, the Student shall remain liable for housing and dining charges for the remainder of the current semester. Upon termination of this Contract, the Student shall vacate housing and the dining will be canceled. Moreover, no previously paid charges or deposit shall be refunded to the Student in such cases.

B. Damage from fire, smoke or other causes
C. Failure to pay rent or any other charges when due. If the Student does not pay the first or any subsequent installment of his or her rent or other charges when due, at the University's option, the Student may be assessed the charges set forth in Section VII hereof, in addition to the University's other remedies hereunder.

D. Noncompliance with and/or breach of this Contract.

IX. STUDENT RESPONSIBILITIES
A. The Student agrees to obey the University’s and Residence Life’s guidelines, standards, and regulations, as well as to comply with the terms and conditions of occupancy set forth in the policies outlined in the Colorado Mesa University Catalog, Maverick Guide, and on the University website at www.coloradomesa.edu/residence-life all of which are incorporated in and made a part of this Contract by reference.

B. DAMAGES - The Student is financially responsible for the cost of replacement or repair of any breakage or damage to his or her room or furnishings, or any other damage for which the Student is responsible.

C. INSURANCE - The University and/or Residence Life is NOT responsible for loss, damage, or destruction of the Student’s personal property. Purchasing or arranging for personal property insurance (i.e., “renter’s insurance”) coverage is the Student's responsibility and strongly encouraged.

X. INDEMNIFICATION
The Student shall indemnify, save, and hold harmless the University, its employees and agents, against any and all claims, damages, liability, and court awards including costs, expenses, and attorney fees incurred as a result of any act or omission by the Student pursuant to the terms of this Contract.

XI. PENALTIES
Any and all collection costs incurred by the University in closing the Student's account will be assessed to the Student and will become part of the Student's total financial obligation to the University. If the account is not satisfied within thirty (30) days of the last day the Student occupied the residence hall, the account will be sent to a collection agency.

XII. MENINGITIS
Each new student residing in University housing is required by Colorado Statute to notify the University of her/his meningococcal vaccination status. Said students are required to make this notification on the housing application indicating whether or not the Student has received a meningococcal vaccination. The vaccination is voluntary; the decision to vaccinate is one the student, parent(s) or guardian(s) should make in consultation with their family health care provider.

- Meningococcal disease is a serious disease.
- Meningococcal disease is contagious, but a largely preventable, infection of the spinal cord fluid and the fluid that surrounds the brain.
- Scientific evidence suggests that college students living in dormitory facilities are at a modestly increased risk of contracting meningococcal disease.
- Immunization against meningococcal disease decreases the risk of contracting the disease.
- If a student chooses not to be vaccinated for Meningitis and an outbreak occurs, the student will be required to move off campus at their own expense and continue to pay on campus housing and dining fees.

To receive the immunization against meningococcal disease, students should check with their own health care provider, their local health department (for a list of the local public health agencies in Colorado, go to www.cdphe.state.co.us/colclalist.html), or Colorado Mesa Student Health Center.