

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 17 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 student who registers for 9 or more credits is a full-time student.
3. In exchange for room and on-campus meal plan*(see Paragraph 17 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 on-campus meal plan* (see Paragraph 17 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 on-campus meal plan* (see Paragraph 17 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 any University housing space 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.
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 16 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. Cancellation requests are permitted prior to May 1st of the year preceding this contract. There are no cancellations permitted after the May 1st deadline, except for those no longer attending the University
 - A. Partial release from the contract may be granted for University-sanctioned activities limited to study abroad, student teaching, or academic credit-bearing internships in which the activity is more than 40 miles from the Eau Claire campus. The release would only be granted for the semester in which the activity occurs.
6. New students to the University do not pay a separate housing deposit. Students who are returning must pay a \$75 housing deposit as well as submit the housing contract to be eligible for University housing. If any student fails to self-select a room during room selection when they are eligible, the housing contract remains in effect and the University will assign the student to a space/room on campus.
 - A. For returning students, the \$75 housing 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 unless that student does not continue as a student into the second semester and the deposit is forfeited. Deposits will be refunded only if the student cancels contract prior to May 1st of the preceding year.
 - B. 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 1st 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. Students are responsible for carrying their key/ID card or other room access device at all times. Should students fail to carry their access device and lock themselves out of their room, a convenience fee will be charged for each lock out based upon the published damage/service fee schedule for that year.
10. 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.
11. 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 their 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.
12. The student agrees to observe all rules and regulations of the University, which are published in the Residence Hall Judicial Code and the Meal Plan Brochure* (see Paragraph 17 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 Judicial Code and Meal Plan Brochure are available on the University website.
13. 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.
14. The University will not discriminate against any student on account of race, color, religion or creed, sex, ability, national origin or ancestry.
15. All University housing facilities will remain open for international students, students involved with university programs or who are working during Thanksgiving, Winter and Spring Breaks.
16. 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.
17. **Chancellors/Priory Hall/Haymarket Landing/Aspenson Mogensen Hall** residents are not required to have a meal plan.
18. 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 a gender inclusive 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 regard 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, 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(s) 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 Floor communities, 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 Apartments.
- 2. The contract term at Aspenson Mogensen is a 12-month term contract
- 3. Fees will be assessed to the students account for fall and spring terms for 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.