University of Wisconsin-La Crosse Housing Contract
TERMS AND CONDITIONS: SUMMER 2018

IN CONSIDERATION of the mutual covenants by The Board of Regents of the University of Wisconsin System operating as the University of Wisconsin-La Crosse, Office of Residence Life (hereinafter referred to as “ORL”) and you, the student (hereinafter referred to as “you” and/or “resident”), signing the contract, IT IS AGREED AS FOLLOWS:

You understand this is a legally binding contract.

You understand and agree that this contract is for a room assignment determined by ORL. This contract does not guarantee assignment to a particular residence hall, room, or with a particular roommate. Failure to honor an applicant’s assignment preference will not void the contract.

This document and those referred to within it constitute the University of Wisconsin-La Crosse Housing Contract. Failure to read this agreement, the information provided on the Office of Residence Life website or other distributed materials do not excuse you from complying with the terms and conditions, rules, policies and procedures contained herein.

1. RATES AND PAYMENT INFORMATION

   A. Rates
   The summer housing rates are published on the UWL Residence Life website.

   B. Payment
   UWL students will have summer housing charges billed to their student account. Non-UWL guests will pay their housing charges according to the following schedule:

   June 30      All charges up to this date
   July 30      All charges from June 30 through July 30
   August 24    All charges from July 31 through August 24

   Non-UWL guests can make payments at the Office of Residence Life in Eagle Hall. If a payment cannot be made during ORL business hours, please email housing@uwlax.edu to make alternative arrangements for payment.

   C. Indebtedness
   Failure to satisfy the financial obligations accrued under this contract in a timely manner may result in:
   a. A hold being placed on your records preventing the issuance of grade transcripts and/or enrollment;
   b. Denial of reassignment; and/or
   c. Cancellation of this contract;
   d. Eviction.

2. TERMS, ASSIGNMENTS AND ROOMMATES

   A. Eligibility to Reside in UWL Residence Halls
You must be an enrolled student at the University of Wisconsin-La Crosse or otherwise determined eligible by the Director of Residence Life or Director's designee.

You must be able to perform your own independent tasks or provide an attendant to assist you. You are responsible for your own self-care including appropriate personal hygiene, mental health, management of medical conditions/illnesses, and/or disability-related personal needs. You are expected to utilize the various resources available to provide care for yourself. Students with the inability or perceived inability to care for themselves and/or who cause harm to themselves or others may be asked to adhere to an action plan and/or may have their housing contract cancelled.

B. Resident Agrees To:
You, as the resident, agree to:
   a. Make complete payments of all ORL fees.
   b. Abide by policies and procedures located on the ORL website and all rules and regulations of the University of Wisconsin-La Crosse, which are incorporated by reference and made a part of this contract.
   c. Honor the terms and conditions stated in this contract; and
   d. Read and act upon all electronic communications sent by ORL.

C. Contract Term/Vacation Periods
This contract is for Summer 2018, which will include housing available from May 12, 2018 through August 24, 2018. Dates of stay will be determined by the resident within the summer housing application.

D. Vacating
You must vacate the UWL residence halls within 24 hours if you:
   a. Receive notification that your contract has been cancelled.
   b. Are no longer a student at the University of Wisconsin-La Crosse.

Exemptions to this policy must be approved through the Office of Residence Life.

Under no circumstances may you remain in your room later than the last day of the contract term, unless approved by the Office of Residence Life.

E. Termination of contract
Summer housing reservations can be cancelled by sending an email notification to the ORL.

The ORL may terminate this agreement under the conditions stated in the following circumstances:
   a. Violations of rules and regulations: The UWL ORL may terminate this agreement with appropriate notice if, after a hearing with the Director of Residence Life, the resident is found to have violated rules or regulations as listed in UWL publications.
   b. Failure to comply with contract: If you fail to comply with any portion of this agreement, the ORL may terminate this contract with appropriate notice.
   c. Ineligible to return: This contract is automatically terminated if you are an upperclassmen and are declared academically ineligible to return for the year.

F. Assignment Policy
ORL will not discriminate in assigning rooms or roommates to university residence halls on the basis of race, color, sex, sexual and romantic orientation, gender identity/expression, religion, disability, national origin, ancestry, familial status, political affiliation, veteran status, or age.
There is no guarantee of assignment to a particular room type or residence hall. Students can be assigned to single, double, or triple rooms, as well as apartments.

ORL reserves the right to change room or residence hall assignments, to assign roommates, or to consolidate vacancies by requiring you to move from single occupancy of a double room to double occupancy of a double room or triple occupancy of a triple room in the same hall. ORL reserves the right to assign additional residents above the design capacity of designated rooms. As deemed necessary, the Director of Residence Life or the Director’s designee may relocate any resident without cause or prior notice for health or safety reasons or to protect university property, restore operations, or meet the needs of the university community.

G. Roommates
You are welcome to request a specific roommate or indicate an interest in being assigned a random roommate. All roommate requests must be mutual and there is no guarantee of an assignment with a specific individual. Assignment changes or contract decisions are made on an individual basis, and are not influenced by actual or preferred roommate pairings. Failure to honor your roommate preferences will not void the contract.

ORL will share your name, email address and cell number with any assigned roommate(s) unless a Federal Education Rights & Privacy Act (FERPA) restriction is placed on this data. Students wishing to restrict some or all directory information should contact the UW-La Crosse Office of Records & Registration.

H. Room Changes and Checkouts
You may change rooms only with prior authorization from ORL. Unauthorized room changes or failure to move out of a room at a designated time may result in being required to move back to your authorized assignment and/or disciplinary action. If granted a room change, you are expected to follow checkout procedures as outlined below.

You agree to follow the proper checkout procedures provided to you by ORL prior to changing rooms or leaving the residence hall. Failure to return your room key at the time of checkout will result in a charge to your account to change the lock on your room door. A room inspection by ORL personnel will serve as the basis for any room charges. Extra cleaning by ORL personnel, damages to your room, and/or abandoned property requiring storage until disposal will result in a service charge to your university account.

3. SAFETY AND ROOM MAINTENANCE

A. Room Entry
ORL reserves the right to enter your room in the interest of health, safety, security, and building maintenance. When possible, advance notice of room entry will be given. ORL employees are required to report any violations of university regulations and/or terms of this contract observed when in your room.

B. Facility Repairs and Improvements
ORL reserves the right to make repairs or improvements to the facilities and residents’ rooms during occupancy periods.

C. Damages and Labor Charges
Upon moving into your assigned room/suite/apartment, you should notify an Office of Residence Life staff member about any issues related to the condition of your assigned room.

You agree to pay for any damages:
   a. To the building, including fire damage;
b. For missing or damaged furniture, keys and other property; and/or

c. Labor and other associated costs caused by you to UW-L residence halls because of your actions or intentions.

Where two or more residents occupy the same room and responsibility for damage or loss in the room cannot be ascertained by ORL, the cost of damage or loss will be divided and assessed equally among the residents of the room. ORL reserves the right to assess common area damage charges to residents of a floor, and/or residence hall.

D. Abandoned Personal Property
You are responsible for removing all personal property from the university residence halls when you move out. ORL has the right, without assuming any liability, to dispose of all personal property left or abandoned on the premises 30 days after the expiration or cancellation of the current contract. During such 30-day period, the University of Wisconsin Board of Regents, ORL and its officers, employees, and agents will not be responsible for loss, damage, or theft of your property.

E. Liability and Insurance
The Board of Regents of the University of Wisconsin System, its officers, employees and agents have no legal obligation, nor any ability to provide reimbursement for your personal property resulting from loss, theft, water damage, vandalism, or any other perils, unless damage results from the negligence of a specific university employee.

Accordingly, you agree to hold harmless and indemnify The Board of Regents of the University of Wisconsin System, ORL and its officers, employees and agents, for damages sustained by you or others, as a result of your acts or omissions, relating to any changes or modifications made by you to your room or furnishings, such as the configuration of loft beds, bunk beds, bookshelves, partitions, or other structures. This means that you are financially responsible for injury to another party, or damage to their property, as a result of any equipment or items you have constructed, created, purchased or used improperly, and that you will pay any resulting claims on behalf of the university. Because ORL does not provide property insurance, residents are encouraged to secure their own renters and liability insurance.

4. COMMUNICATION & CONTRACT CLARIFICATIONS

A. Contract Assignment
You cannot assign this contract to another person nor sublet any part of the premises.

B. Contract Changes
Changes may not be made in the terms and conditions of this contract without the agreement and written permission of the Director of Residence Life or the Director's designee.

C. Oral and Electronic Representation
ORL will not make any oral agreement or oral representation to you or any person acting on your behalf. ORL will not rely on any oral representation from you or any third party concerning the University of Wisconsin-La Crosse Housing Contract. The entire UWL Housing Contract is expressed in writing and supersedes any understanding that may have been communicated orally or implied. Neither you nor ORL are relying on any oral or implied agreement, representation, or understanding of fact or law that is not expressed in writing.

D. Official Communication with the Student
ORL will communicate with you using the UW-La Crosse email address. Your room assignment information and all future emails from ORL will be sent to the uwlax.edu email address. You are therefore responsible for checking this email account. ORL is not responsible for missed email communication that is sorted to a spam folder or blocked by your email provider.