

Apartment Student Housing Agreement
Radford University
Office of Housing & Residential Life

Name _____ Student ID Number _____
Last First M.I.

E-Mail Address _____@radford.edu Apt. Placement _____

RADFORD UNIVERSITY (UNIVERSITY) AGREES TO PROVIDE A SPACE IN AN APARTMENT FOR THE ACADEMIC YEAR. THE STUDENT (PARENT, GUARDIAN, OR OTHER GUARANTOR) ACCEPTS THE TERMS AND CONDITIONS OF THE AGREEMENT AS OUTLINED BELOW.

1. **Period of Agreement:** This agreement is for the FULL ACADEMIC YEAR consisting of the Fall and Spring semesters. Initial of Student _____.
2. **Occupancy Period:** The student may occupy his/her assigned apartment on the date communicated by the Office of Housing and Residential Life. Failure to occupy the apartment by the first official day of classes each semester could result in the student's apartment assignment and class registration being canceled. The apartments remain open during Radford University vacation periods. Occupying the apartment longer than the terms of this Agreement will only occur with prior permission and signed Housing Agreement.
3. **Apartment Assignment:** The University will attempt to accommodate the requests of students for specific apartments and roommates. The University does not guarantee requests and reserves the right to accept, reject, cancel or change any assignment at its discretion. The University reserves the right to place students in vacant apartment spaces at its discretion. If a roommate is refused or is not welcomed into the apartment, the current resident(s) will assume responsibility for the rent of the entire apartment. Apartment spaces may not be sublet.
4. **Apartment Deposit Information – Prior to Occupancy:**
 - a. Transfer and Newly Readmitted Students: For transfer students, the apartment deposit for Fall Semester is refundable if written notification to cancel registration is received in the Office of Housing and Residential Life by May 1. For readmitted students, such notification must be received by the Registrar's Office by May 1. After May 1, the entire apartment deposit will be forfeited. Room deposits received after May 1 are not refundable. Initial of Student _____.
 - b. Currently Enrolled and Returning Students: For currently enrolled and returning students, the apartment deposit for Fall Semester is refundable if written notification to cancel is received in the Office of Housing and Residential Life by June 1. Room deposits received after June 1 are not refundable. After June 1, the Apartment Student Housing Agreement may not be canceled for any student enrolled at the University during the following academic year. Any student who has not canceled his/her Apartment Student Housing Agreement by June 1 will be obligated to its terms and will be required to maintain a space in a University-operated apartment. Students who do not return to the University for Fall Semester will forfeit the entire deposit. Initial of Student _____.
 - c. Students Entering for Spring Semester: The apartment deposit for students entering University-operated apartment housing in the Spring Semester is not refundable. Initial of Student _____.
5. **Agreement Cancellation Information – During the Academic Year:**
 - a. This agreement is canceled if a student is withdrawn from the University due to academic or disciplinary action (suspension or forced removal from the residence halls) or if a student officially withdraws himself/herself from the University during any semester of the academic year.
 - b. This agreement is canceled when a student graduates from the University prior to the end of the academic year or if the student does not re-enroll at the University for the subsequent semester.
 - c. This agreement may be canceled during the academic year if a student is granted an exception for reasons provided by the University's Boarding Policy, as stated in the *Standards of Student Conduct*.
 - d. The University reserves the right to cancel this agreement if a student is enrolled for less than nine credit hours in a semester at the University.
6. **Loss of Property:** The University assumes no legal obligation to pay for the loss of or damage to items of personal property. The student is strongly encouraged to obtain a renter's insurance policy to cover damage to personal property.
7. **Apartment Upkeep:**
 - a. The student is responsible for the condition and proper care of the accommodations assigned. The student shall reimburse the University for all losses of University property or damages beyond normal wear and tear, as interpreted by the University, within the assigned accommodations. No repair, replacement or modification to the apartment

structure or any of its fixtures will be made without prior written permission from the Office of Housing and Residential Life.

- b. The student agrees to dispose of trash in the dumpster provided by the University. Trash may not be left on landings or balconies. The student will be charged a \$250 fee for each violation of this policy. Initial of Student _____.
- c. No pets other than aquatic animals and assistive animals described in the *Standards of Student Conduct* are allowed on the premises. The student(s) will be charged a minimum of \$100 pet fee for each violation of this policy. Multiple violations will result in the student being removed from the apartment and forfeiting rent costs. Initial of Student _____.
- d. The student must maintain smoke detectors as required by law and any rules set forth by the Office of Housing and Residential Life and report any problems to Facilities Management immediately.
- e. Students must maintain the thermostat at a minimum of sixty degrees Fahrenheit (60°F). Space heaters of any kind are strictly prohibited.

8. **Guests:**

- a. Only students that have a valid, signed contract may reside in the apartment. Guests must be approved by roommates and may not stay overnight for more than one (1) week unless they have prior consent from the Office of Housing and Residential Life. Violations of this policy will result in the guest being removed and the student(s) being charged with a prorated amount of the rent charges. Initial of Student _____.
- b. Only parties that are private, contained inside of one apartment unit and are limited to 10 guests are permitted. Alcohol may not be consumed in public areas, such as porches and balconies. Private parties may not be advertised or they will no longer be considered private. Violations of this policy, city ordinance, or state law will result in each resident of the apartment being charged a \$500 maintenance fee per violation. Multiple violations will result in the student being removed from the apartment and forfeiting rent costs. Note: Kegs and/or Keg Shells are prohibited on all Radford University property. Initial of Student _____.

9. **Entry or Inspection of Apartment:** The University reserves the right to enter a student's apartment to perform routine or emergency maintenance. The University also reserves the right to enter a student's apartment and to take actions to enforce University policies, rules and regulations.

10. **Regulations:** The student is responsible for all University rules, regulations, polices, and procedures as outlined in the University Catalog, *Standards of Student Conduct*, Apartment Information Sheet, or other Radford University publications or documents.

11. The Office of Housing and Residential Life reserves the right to take administrative actions that maintain an academic atmosphere in the apartments and promote the safety of the other students (i.e. termination of contract, relocation, and/or removal of offensive property).

12. Any personal property, other than registered motor vehicles, remaining on the premises after the conclusion or termination of the agreement may, at the University's sole discretion, be considered abandoned property and be discarded.

13. In the event that the accommodations assigned to the student are destroyed or made unavailable to the University and the University does not furnish other accommodations, this agreement shall terminate. All rights and liabilities of the parties hereto shall cease, and payments made by the student shall be refunded on a prorated basis for the period for which accommodations were made unavailable.

Please Print

Last Name

First Name

Middle Name

I HAVE READ AND AGREE TO THIS RADFORD UNIVERSITY APARTMENT STUDENT HOUSING AGREEMENT, AND I UNDERSTAND AND ACCEPT MY OBLIGATION TO ABIDE BY UNIVERSITY AND APARTMENT RULES AND REGULATIONS. FAILURE TO COMPLY MAY LEAD TO REMOVAL FROM THE PREMISES AND/OR DISCIPLINARY SANCTIONING. BY MY SIGNATURE BELOW, I ACKNOWLEDGE RECEIPT OF A DUPLICATE COPY OF THIS AGREEMENT

Student Name (Please Print)

Student Signature Date

Student Date of Birth – (Month, Day, Year)

Vice President for Finance and Administration Date

Vice President for Student Affairs Date