

**University of Richmond**  
**Housing Contract**  
**2017-2018**

The Housing Contract (“Contract”) is a binding Contract by and between the student accepting the Contract electronically, (or if the student is under 18, such student’s parent or guardian) referred to collectively and individually as the “Student,” or “I” and the University of Richmond (“University”). The term “room” refers to the type of student housing provided by the University, including but not limited to residence halls and apartments.

The Contract constitutes a license, not a lease, and the relationship of the parties hereunder is that of the licensor and licensee, not that of landlord and tenant. This Contract becomes effective upon assignment of University Housing for the 2017-2018 academic year.

The Student understands and agrees as follows:

1. If Student is assigned a room, Student shall be responsible for all applicable room and board charges for the 2017-2018 academic year, subject to the termination provisions set forth in Contract.
2. The room assigned to Student will be available for occupancy during the following time periods, which are subject to change at the discretion of the University:

**August 28, 2017 to December 19, 2017**

**January 16, 2018 to May 5, 2018**

- Students are not required to vacate during Thanksgiving or Spring Break; however, service and meal plan access may be limited or unavailable during academic breaks.
  - Students are required to complete an application to remain on campus for winter break.
  - Graduating seniors may remain in their rooms until Monday, May 14, 2018 at 2:00 p.m.
3. Students remaining on campus outside of the parameters of these term dates are bound by the standards of student conduct as outlined in the on-line Student Handbook.
  4. Student will not sublet or assign the Contract on the assigned room. Any attempt to do so shall be void and without effect.
  5. Student assigned to a residence hall agrees to purchase a meal plan under the terms of the University Dining Services Meal Plan Agreement.
  6. University employees may access my room in accordance with University policies and procedures, which may be amended at the sole discretion of the University.
  7. Student understands that the University does not provide insurance or assume liability for personal belongings in the room, residence halls, apartments or in any other housing arrangement provided by the University and to check with an insurance representative and/or parent/guardian’s homeowner’s policy to ensure content coverage is extended to University assigned housing.

8. Termination provisions:
- **Move Off Campus:** A request to move off campus must be submitted in writing to the Director by June 1st. After June 1st requests for cancellations will only be granted in the case of withdrawal, transfer, or at the request of the appropriate Dean. If the request is approved and Student has not occupied the room, the \$500 housing deposit will be forfeited. If Student was issued a deposit waiver, the \$500 housing deposit will be charged to Student's account.
  - **Withdrawal and Termination:** Contract will be terminated at the time of withdrawal or termination from the University. Refer to the University's Refund Policy at: <http://controller.richmond.edu/tuition/refund/policy>. Student agrees to vacate room within 48 hours unless an extension is approved by the appropriate Dean or Director. Additional days will be charged on a pro rata basis for room and board. If Student remains in room without permission, a fine of \$200 maybe charged. Failure to vacate the room may result in the University removing personal belongings and initiating trespassing proceedings against Student. Student understands that the University is not bound by the Virginia landlord tenant laws with respect to on-campus student housing and is not obligated to follow civil court proceedings relating to the removal of Students or Students' property from on-campus housing upon termination of this Contract.
  - **Submission of False Information:** Student submitting inaccurate, incomplete or false information on the housing application may result in termination.
  - **Violation of the Contract, Applicable Rules or Policies:** The University, in its sole discretion, may terminate Contract if Student breaches the terms of the Contract or violates University rules, regulations, or policies.
  - **Criminal Conviction or Threat of Harm:** The University may terminate Contract if Student is convicted of a felony, a misdemeanor involving assault or non-consensual sexual contact, a crime involving moral turpitude, a crime requiring registration on the Sex Offender or Crimes Against Minors Registry and/or if Student become subject to a protective or restraining order or if the University determines that Student poses a threat of substantial harm to persons or University property.
9. The Student Handbook: Student agrees to comply with the policies of the University Student Handbook. Student understands that a violation of the policies contained in the University Student Handbook constitutes a breach of Contract and may result in termination of Contract. The Student Handbook is available at: <http://studentdevelopment.richmond.edu/student-handbook/>

This Housing Contract supersedes all earlier Contracts between the parties and contains the final and entire Contract between the parties with respect to the subject matter hereof. The parties shall not be bound by any terms, conditions, statements, or representations, oral or written, not herein contained, unless contained in a written executed amendment of the Contract signed by all parties. This Housing Contract shall be construed and enforced under the laws of the Commonwealth of Virginia, excluding choice of law provisions. It shall be construed in a manner so as to conform with all federal, state, and local laws and regulations. The parties further agree that any action to enforce or construe any provision of the Contract may be brought only in the Commonwealth of Virginia, notwithstanding the appropriateness of the jurisdiction the courts of any other state.

No waiver of breach of Contract shall constitute or be deemed a waiver of any other or subsequent breach. All remedies afforded in Contract shall be taken and construed as cumulative to every other remedy provided hereby or at law.