



---

## SETON HALL UNIVERSITY

### HOUSING TERMS AND CONDITIONS OF LICENSE AGREEMENT

#### **PURPOSE**

Seton Hall University provides housing for undergraduate and graduate students, certain University employees who are required to live on campus in connection with their employment responsibilities, resident priests and others. The purpose of this policy is to set forth the rights and responsibilities of those granted the privilege of University housing.

Seton Hall owned, and operated housing is intended for traditional undergraduate college student housing. Students are assigned roommates without regard to age, race, color, national or ethnic origin, sexual orientation, religion or disability, however a student must be 17 years of age prior to taking occupancy. Students older than 24 years of age must contact the Director of Residence Life at [shuhousing@shu.edu](mailto:shuhousing@shu.edu) to request consideration to live in University sponsored housing.

#### **TERMS OF LICENSE**

Seton Hall University, herein called the University, shall provide the student, herein called the Resident, with the use of a bed space for **one academic year** or balance remaining at the time of assignment. The full academic year license commences on the Thursday prior to the first day of classes. Students who have not taken possession of their room keys by 5 p.m. on last day of add/drop, will forfeit their room assignment. Licenses expire on the last day of the spring exam period or 24 hours after the Resident's last exam, whichever is earlier. Resident students participating in May Commencement, may remain in their assigned room until 10am on the morning following Commencement.

The residence halls close for Thanksgiving break, semester break, Easter break, spring break, and summer break. For residence hall students, accommodations during all break period are limited and may be requested through completion of the Break Housing Request Form via PirateNet by promulgated deadlines. The room license fee is subject to change during break periods. Residents may be required to move to another location during these breaks.

The license also may be terminated upon written notification from the University of the suspension of the resident's status as a student or the resident's removal and prohibition from University Housing. The Resident who withdraws from the University, whose student status is suspended or whose license is terminated, is responsible for all financial obligations as stipulated in this license and is required to vacate the room within two calendar days, or as otherwise stated in writing by the University.

All dates are subject to change upon final approval of the University's academic calendar. In consideration of this two-semester housing assignment, the Resident agrees to pay the residence hall room or apartment hall rates as established by the Board of Regents annually (less the housing deposit). Rates posted on the Seton hall web page may be estimated; final rates may be subject to change.

#### **RULES AND REGULATIONS**

The resident shall abide by all federal, state and local laws and shall at all times comply with rules and regulations in force or adopted by the University. Residents are expected to abide by University policies and procedures, The Student Handbook <https://www.shu.edu/student-life/student-handbook.cfm> and the Fire Safety: Rationale, Regulations, & Resources for Seton Hall University Housing Facilities booklet posted online at <http://www.shu.edu/offices/policies-procedures/housing-residence-life-fire-safety.cfm>, including all amendments and modifications in effect while the student is a Resident, regardless of when the amendments and/or modifications were made.

The Resident shall reside in the assigned room with his/her assigned roommate(s) and to vacate and remove all personal property from the room or suite when the license expires or when otherwise directed by the University,

leaving the room in the same condition as it was upon move-in. In the event of a vacancy within a room and/or suite, Resident(s) will ensure the room/suite is available, at all times, for the assignment of a new resident. Residents may not allow any persons other than assigned roommates to live in the room/apartment or to cohabitate which is defined as sexual union without benefit of marriage.

The Resident will be held responsible for the cost of any defacement or damage to the room, apartment, furnishings, or common areas for which the student contracts prior to occupying University housing. All students are responsible for certifying the condition of their room by reviewing and signing the Room Condition Report (RCR) upon check-on. The RCR will be used as the basis for determining whether a student will be charged for damages in the room. Charges for damages will be directly billed to the student's account. Students also may be charged on a prorated basis for public area damages where responsible parties cannot be identified. The University reserves the right to charge all students on the floor or area where damage occurs.

The Resident may not loan room keys except for approved room reassignment during break periods. Room keys may not be duplicated under any circumstances. Lost or stolen keys are to be reported immediately and will require a lock change, to be paid for by the Resident. Residents may not add or otherwise alter locks, bolts and/or chains on any doors.

The University reserves the right to move a Resident from one room to another when the University determines, in its sole and absolute discretion that the move is in the Resident's best interest or those of his/her fellow students and/or the University's. The University agrees to endeavor to electronically notify current residents of the placement of newly assigned residents into their living space when possible.

The University reserves the right to reassign Residents once assignments have been made in order to consolidate vacant spaces and to increase room occupancy. All increases in room occupancy will conform to prevailing occupancy and health standards.

The University accepts no responsibility for damage, theft or loss of money, valuables or personal effects of the student. Students are encouraged to confirm that their property is covered by their family's homeowner's or renter's insurance; or to obtain a personal property insurance policy of their own.

The University shall not be liable for failure or malfunction of water supply, electric current or heating/cooling system; presence of bugs, vermin or insects; the loss, damage, injury to a Resident, his/her guest or the property of any of them.

The University reserves the right to enter a room for inspection of facilities for health, safety and maintenance; for damage to space or equipment; and to uphold University policy.

The University reserves the right, in its sole and absolute discretion, to remove a Resident from University Housing and terminate the Housing License for failure to meet financial obligations to the University; behavior not conducive to a living-learning environment, in violation of Terms and Conditions of the Housing License; posing a threat to the health, safety and/or welfare of the Resident or others in housing or University community; failure to remain in good standing with the University, including violation of University Community Standards or violation of any provision in The Student Handbook.

## **MEAL PLANS**

All resident students are required to have a meal plan. Beginning fall 2018 all incoming and transfer students who live on campus are required to have one of the unlimited meal plans provided through dining service for the remainder of their tenure as an on campus residential student. Residents living in Ora and Turrell Manors are not required to have a meal plan but may choose any meal plan available. Meal plan charges are billed per semester by the University.