

Summer 2020 Housing Contractual Conditions: Revised 02/2020

1. CONDITIONS OF CONTRACT

- a) This is a binding agreement between Northern Arizona University (NAU), University Housing and the student. This contract is in effect for the full contract period as determined by arrival and departure dates. Summer housing rent rates are available at nau.edu/reslife.
- b) Students living in residence halls must be registered for summer session classes or pre-registered for the following fall semester. The residence halls are available only for registered students; therefore, once no longer registered, the student agrees to vacate within twenty-four hours of withdrawal. The contracted student agrees to pay the University those charges as prescribed by the Arizona Board of Regents for rent owed according to the terms of this contract.
- c) This contract is not transferable to any other person, organization, or department of Northern Arizona University. **SUBLETTING ARRANGEMENTS OF ANY KIND ARE NOT PERMITTED.**
- d) All housing rent charges must be paid by the published due dates. Accounts with a past due balance are subject to applicable late fees and collection costs per University guidelines available at nau.edu/sdas/. A student's residence hall contract may be terminated upon failure to complete rent payments when due.
- e) University Housing reserves the right to terminate this contract by written notice with due process if a student fails to comply with any terms and conditions of this agreement.

2. APPLICATION FEE REQUIREMENTS

- a) All housing applicants are charged a \$25 non-refundable housing application fee to their student account upon submission of the housing application. This charge will be due within seven days of application. Failure to make the payment by the posted due date will result in the cancellation of the housing application.

3. RENT PAYMENTS

- a) All housing charges are posted to the student LOUIE account at nau.edu/louie/. Payment must be made through the Student and Departmental Account Services. Information regarding all payment options is available at nau.edu/sdas/.
- b) A student receiving sufficient financial aid to cover tuition and residence hall rent may delay full payment until financial aid is disbursed at the beginning of the term. When possible, financial aid recipients' rent will be deducted automatically upon disbursement. The availability of financial aid, however, does not relieve the student of financial responsibility for all sums due under the contract.
- c) Summer session housing rent is prorated based on check-in and check-out of the residence hall. Students staying for multiple sessions may stay in the hall between sessions and will be charged a nightly rate for that time.
- d) If checking out before the end of the contract period, rent is charged until a proper checkout with a staff member is completed.
- e) Rent refunds, when applicable, are credited to the student's university account to pay outstanding university charges or refunded to the student.
- f) NAU reserves the right to change room rental rates without notice if circumstances require rent adjustment(s).

4. CONDITIONS OF RESIDENCE

- a) Room assignment is based on space availability. This contract is for space only and the University reserves the right to make changes in room assignments when the university deems it necessary.
- b) University Housing reserves the right to deny, change, cancel, or consolidate room assignments at any time due to academic ineligibility, conduct, safety, health, maximum use of space, past due rent or administrative reasons.
- c) **Room and hall transfers:** A transfer process exists for a student requesting to make a room or hall transfer during the contract period, and is based on space availability. Information is available through University Housing or the Residence Hall Director.
- d) **Periods of occupancy:** Each resident must check out of the residence hall with an authorized staff member on the last day of the contract period. The residence halls close at 9 a.m. the day following the last exams for any academic term. Dates of occupancy may vary to accommodate changes in the academic calendar of the university.
- e) **Rules and regulations:** The resident agrees to know, observe and comply with the terms and conditions of this contract, all federal and state laws, all University policies and regulations governing student conduct including the Standards of Residence, the Student Code of Conduct, and the Student Code of Conduct Procedures, and any subsequent policies, rules or regulations that the University may adopt or publish during the term of this contract. Any information printed herein supersedes other printed publications.
- f) **Residence entry:** The University reserves the right to enter rooms to verify occupancy, perform maintenance or repair, or enforce safety, health or student conduct standards.
- g) **Health and safety:**
- i.) For reasons of health and safety, pets, candles, incense, explosives, weapons, halogen lamps, water furnishings, and some appliances are not permitted in student living units. Cooking is not permitted in traditional residence hall rooms. Students are responsible for abiding by university fire and safety regulations.

ii.) Residence and other buildings at NAU have been assumed or documented to contain asbestos in a variety of building materials. These materials do not pose any health risk as long as they remain undisturbed and are maintained in good condition. Students are prohibited from performing any activities that would disturb or damage existing building materials in resident buildings or rooms. For more information, contact Environmental Health and Safety at 928-523-7288.

iii.) Lead Warning Statement: Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and/or lead based paint hazards in the dwelling. Review the federally approved pamphlet on lead poisoning prevention at epa.gov/lead. Lessor's Disclosure: The University has no knowledge and no records or reports pertaining to lead-based paint and/or lead-based paint hazards in University Housing.

h) Personal damage: Each resident is responsible for keeping their residence clean and for preventing damage beyond reasonable wear. Damage charges are billed to the resident when damage occurs or after the resident checks out of their residence.

i) Personal property: The University does not assume responsibility for the loss or damage of personal property of residents. Students are encouraged to obtain renter insurance.

5. August Downtime Housing

a) August downtime housing is provided as a service to eligible students who require housing from the end of the second five-week summer session to the beginning of the fall semester.

b) August downtime housing is only available to students who have contracted to live on campus for the second five-week summer session and for the fall semester. Additional rent charges apply for the entire August downtime period, regardless of actual days stayed.

c) August downtime housing residents must properly check out of their summer assignment and check in to their fall housing assignment on August 12. Residents unable to move during the designated time are not eligible for August downtime housing.

d) On-campus services are limited during August downtime, including residence hall desk hours and dining services.

6. CANCELLATION OF RESERVATION

a) A student wishing to cancel housing must formally cancel the contract prior to the first day of the contract period. Cancellations can be submitted through the housing portal at nau.edu/reslife.

b) University Housing reserves the right to use space not claimed by 5 p.m. on the first day of classes.