

ROCK APARTMENTS GRADUATE AGREEMENT

FALL 2020/SPRING 2021

Welcome to ROCK Apartments!

We are glad to have chosen to stay on campus for the 2020-2021 academic year. Below is some basic information, and the contract follows.

Please only submit the last page with your deposit.

Some basic information:

- Graduate Students will be assigned to individual apartments on a first come first serve basis; apartments are not held or reserved.
- Each apartment will be assigned as four students of the same gender. Requests for mixed gender apartments will require a group of 4 students (1 full apartment) to schedule a meeting in advance to coordinate and verify mutual agreement of pre-determined arrangement.
- Apartment mate selections will be made by the Housing staff, when possible by major or preferences you list on the last page. If a graduate student has a specific apartment mate request, please note that on the signature page of this sheet under roommate preference.
- All apartments have a shared living/dining room, kitchen, patio/balcony and restroom. These areas are common spaces. Each student will be assigned their own bedroom (A, B, C or D).
- During your first weeks on campus, the Graduate Assistant or Resident Assistant will meet with you to complete a living agreement; in short, it's a review of the general understanding of the "house rules" your apartment mates set for your own apartment. Should challenges arise, the ROCK Apartments staff can help mediate and initiate communication if needed/requested.
- Each student must submit a \$250 utility deposit with the agreement application form. This deposit should be paid by check or money order to Slippery Rock University.

Return in person or mail to:

Slippery Rock University
1 Morrow Way
Office of Housing, 105 Watson Hall
Slippery Rock, PA 16057

QUESTIONS?

Please contact:

Mimi Campbell
Associate Director

Housing Accommodations
724-738-2110

mimi.campbell@sru.edu

**ROCK APARTMENT GRADUATE AGREEMENT
2020-2021
STATE SYSTEM OF HIGHER EDUCATION
SLIPPERY ROCK UNIVERSITY
OFFICE OF HOUSING & RESIDENCE LIFE
RESIDENCE HALL AGREEMENT TERMS AND CONDITIONS
FALL 2020- SPRING 2021 ACADEMIC YEAR**

ROCK APARTMENT AGREEMENT AND TERMS

PLEASE BE SURE TO READ THIS DOCUMENT CAREFULLY. IT IS A BINDING CONTRACT. BY SIGNING IT, YOU AGREE TO RESIDE IN THE ON-CAMPUS APARTMENT COMPLEX FOR THE ENTIRE ACADEMIC YEAR.

Those entering this agreement are responsible for adhering by the policies and procedures in the SRU Code of Conduct (<https://www.sru.edu/offices/student-conduct/code-of-conduct>) as well as the On Campus Living Guide (<https://www.sru.edu/life-at-sru/housing/types-of-housing/residence-halls>). Students should review these policies and procedures before signing this contract.

- I. THE ROCK APARTMENTS CONTRACT AGREEMENT:** The ROCK Apartment agreement is for both the fall and spring semesters of 2020-2021 academic year and is a binding agreement. Only students who are eligible to register, or are registered, for classes will be assigned to a ROCK Apartment.
 - a. Students residing in ROCK Apartments are expected to abide by regulations as listed in On Campus Living Guide and SRU's Code of Conduct. Violations of any of these regulations may lead to serious disciplinary action including, but not limited to, removal from the apartments to another campus location, termination of the agreement, suspension and/or arrest.
 - b. ROCK Apartment agreements may not be assigned (or subleased) to another student/non-student. If after signing this agreement and paying your advance utility fee you decide to cancel, the entire academic year (both fall and spring semester) fees will be forfeited unless you request and receive approval, in writing, from the Office of Housing & Residence Life as outlined in section IV, C.

- II. ASSIGNMENT/ELIGIBILITY**
 - a. Students residing in the ROCK Apartments must be an upper-class student at the time the lease begins, and must be registered for a minimum of three credit hours. Students who are not registered for classes will be asked to vacate.

- III. APARTMENT AGREEMENT AND RESERVATION PROCESS, ROOM ASSIGNMENTS AND CHANGES**
 - a. **ROOM ASSIGNMENTS AND CHANGES:** The University reserves the right to make, revise, change and/or modify your apartment or room at any time it is determined appropriate. There is no guarantee that a specific apartment or room preference will be honored.
 - b. **ROOM CONSOLIDATION:** All apartments will be used to full capacity. Slippery Rock University may alter an apartment assignment for the convenience of the institution to include the needs of students' disabilities or special needs and for reasons of altering the composition of the apartments.
 - c. **REMOVAL FROM APARTMENTS:**
 - a. **Withdrawal, Suspension, or Dismissal:** You must vacate your apartment and remove all personal belongings no later than twelve (12) hours after withdrawal, dismissal or suspension from the University unless an extension is granted by the Director of Residence Life, Director of Housing or his/her designee.
 - b. **REMOVAL:** In the event of removal from the residence halls, you will forfeit the entire residence hall fee, including the \$250 advance utility fee.
 - i. An appeal of the decision to remove must be made, in writing, within twelve (12) hours to the Associate Provost for Student Success or his or her designee.
 - ii. You must remove your belongings from your apartment within twelve (12) hours of the decision to remove, unless an appeal is submitted, during which time you may remain in your apartment with expressed approval from the University.

- iii. If you are judged to be an immediate threat to other students, persons or property, you may be removed without a prior hearing and without regard to whether an appeal is filed within forty-eight (48) hours of the commencement of the removal, you will be notified, in writing, of the charges and rationale for the action. Within ten (10) days, a University judicial hearing will be scheduled to determine if the removal should continue or be dismissed.
 - iv. The university reserves the right to refuse housing to any individual who has been convicted on a felony offense, or remove them from the apartments if convicted of a felony while living on campus.
- c. RELOCATION FROM THE RESIDENCE HALLS:**
- i. You may be relocated or removed at the discretion of the Director of Housing or the Director of Residence Life, or his/her designee, if you are found in violation of the housing agreement.
 - ii. If you are instructed to relocate, you must complete that move within 12 hours of the decision to relocate.

IV. APARTMENT COSTS & REFUNDS:

- A. Apartment Costs:** Apartment residents will be charged at the ROCK Apartment rate. **All fees are subject to change without notice. The 2020-2021 rates have not been determined as of this printing.** Every apartment resident is a member of the ROCK Apartment Tenants Association (also known as House Council). The Tenant Association fee will be assessed at check in and must be paid prior to obtaining a room key or access code.
- B. Advance Utility Fee :** A \$250 electrical, gas, water, and apartment advance payment per student is required when the signed copy of the agreement terms are returned to Housing and Residence Life. This advance utility fee will cover costs of utilities.
- C. Refunds and Forfeitures:**
- 1. Prior to January 31, 2020 half of the advance utility fee will be forfeited (\$125.00) if a resident decides to withdraw or transfer, or is approved for release from the agreement to commute from home or to reside off campus; after January 31, 2020 students will forfeit the entire advance utility fee deposit of \$250 (or any remaining portion thereof.)
 - 2. **Agreement Releases:** After **January 31, 2020** students will not be permitted to cancel their apartment agreement to move off campus or commute. All applications requesting to be released from the ROCK Apartments agreement must be submitted, in writing, to the Office of Housing & Residence Life. Students may obtain a Residence Hall Agreement Release Application via the Residence Life website, <http://www.sru.edu/offices/residence-life/forms>. You will receive a written reply via your campus e-mail from the Office of Housing & Residence Life once the application has been processed and reviewed. If released from the ROCK Apartment agreement, the \$250 advance utility fee will be forfeited. Release from the agreement is not guaranteed
 - 3. **Refunds:** If you are a currently enrolled student at the University who paid the advance utility fee to reserve a room for the 2020-2021 academic year and are academically suspended, you will forfeit the \$250 advance utility fee. If you leave the University, or are released from university housing after the start of the academic semester, you shall receive any refund due to you in accordance with the University's refund policy. The \$250 advance utility fee will be forfeited.

V. MEAL PLAN INFORMATION:

- a. Students residing in the apartments **are not required** to purchase a meal plan; however, students have the option of contracting for any of the available meal plans. Contact Student Life Administration for more details at 724-738-2038.

VI. APARTMENT/FACILITIES CARE, USE, PROCEDURES

- a. **ROOM FURNISHINGS AND DECORATIONS:** You are expected to maintain your room furnishings and fixtures in good orderly repair. At the end of each semester, the University may restore and repair any damage that may have been done or has occurred to such property and will charge you, apartment mates, residents in your building and/or residents of the complex for the repairs. You must have sheets on your bed at all times. You may not use nails, tacks, screws, contact paper, paint, glue, or tape on the walls, ceilings, floors, woodwork, doors or room furniture and you may not make any alterations to your room and its furnishings, nor permit anyone else to alter the room and its furnishings. You are responsible for the condition of your room and the furniture at all times. A student-initiated work order constitutes notification and authorization for room entry; otherwise, in all other instances, the University will attempt to provide twenty-four (24) hour notification to you either in writing or by posting a notice. In addition, rooms will be routinely inspected during periods when the apartments are closed for winter recess.
- b. **APARTMENT DAMAGE ASSESSMENT:** Apartment living area damages over and above normal usage will be assessed against responsible individuals whenever possible. If the responsible person(s) cannot be identified, then the students assigned to the specific living area will be assessed equally. The University utilizes a **joint and several liability policy**, which means that the student and guarantor(s) shall be individually and/or jointly liable with other students for all damages to residence hall rooms and their furnishings. The student and guarantor(s) also agree to be jointly responsible with other residents for apartment accommodations, furnishings and equipment and to share in the payment of any and all damages sustained.
- c. **ENTERING STUDENT ROOMS:** University officials may enter your apartment or room without your consent and without advanced notice under the following conditions: in the interest of the health, safety and welfare of an individual and the University, to perform maintenance work, and to maintain order and discipline.
- d. **UNIVERSITY BREAKS AND VACATION PERIOD:** The ROCK Apartments open one week before upper-class arrival in the fall semester and close on the day of commencement in May. ROCK Apartments stay open for Thanksgiving Break, Spring Break, and the *majority* of Winter Recess. During Winter Break I and Winter Break II, ROCK Apartments will remain open. The apartments will close during the University closedown period. Residents should always sign up for break housing to ensure staff know who is in-residence during break periods, but no break housing charges apply.
- e. **LIABILITY FOR PERSONAL BELONGINGS:** The University provides no insurance for damage, loss or injury to personal property within the ROCK Apartments. In the event of mechanical, electrical or water difficulties, the University shall make reasonable efforts to restore service but shall give no abatement in room rates because of the inability to restore services and shall not be liable for any inconvenience.

VII. MENINGOCOCCAL INOCULATION REQUIREMENT:

The College and University Student Vaccination Act, 35 P.S. § 633.1 et seq., states that “an institution of higher education shall prohibit a student from residing in a dormitory or housing unit unless the student has received a one-time vaccination against meningococcal disease.” 35 P.S. § 633.3. A student is exempt if they sign a written waiver stating that the University has provided detailed information on the risks associated with meningococcal disease and the availability and effectiveness of any vaccine and, at this time, the student has chosen not to be vaccinated. By accepting the Housing License agreement to live on-campus, I am acknowledging that I have received and reviewed the information provided by the University regarding meningococcal disease. I am fully aware of the risks associated with meningococcal disease and of the availability and effectiveness of the vaccinations against the disease. I understand that I may not check into my on-campus assignment until I submit the meningococcal vaccination information to the Office of Housing & Residence Life or complete the meningococcal waiver at check in to the residence halls. Any future vaccine record of meningitis can be submitted to Slippery Rock University Health Services for documentation in your health record. Please visit the Centers for Disease Control website at cdc.gov/meningitis/high-risk/college.html.

VIII. EXECUTION OF THIS AGREEMENT REQUIRES THAT BEFORE REGISTRATION, THE STUDENT MUST HAVE SATISFIED ALL OUTSTANDING FINANCIAL OBLIGATIONS (OR OTHERWISE) TO THE UNIVERSITY FROM PRIOR PERIODS OF ATTENDANCE INCLUDING HOUSING, MEAL PLANS, AND TUITION.

In consideration of an assignment to the R.O.C.K. Apartments, I agree to pay Slippery Rock University room charges for said apartment and acknowledge that I have received, read, and agreed to the terms and conditions of occupancy as specified in these agreement terms and conditions. I understand this is a legally binding agreement for the 2020-2021 ACADEMIC YEAR, both fall and spring semesters. I further understand that I am signing up as a group with the other three students. I understand that this agreement is collective and that our group is responsible for the entire cost of the apartment. If one or more persons vacate due to release from the agreement, withdrawal, suspension, or transfer to another institution, the remaining occupants MUST find a replacement within 15 working days OR cover the entire cost of the apartment, both fall and spring semesters. My signature below indicates my acceptance of this agreement.

2020-2021 R.O.C.K. APARTMENT AGREEMENT SIGNATURE FORM - GRADUATE

Please keep the preceding pages of the contract (pages 1-5) of for your files and reference.
 Each student must submit a \$250 utility deposit with this agreement application form.
 The deposit should be paid by check or money order to *Slippery Rock University*.

Return in person or mail to:

Slippery Rock University
1 Morrow Way
Office of Housing, 105 Watson Hall
Slippery Rock, PA 16057

NAME:	
SRU ID #:	A0
EMAIL:	
MOBILE #:	
PROGRAM OF STUDY:	
Permanent Home Address:	
City, State, Zip Code:	

In consideration of an assignment to the R.O.C.K. Apartments, I agree to pay Slippery Rock University room charges for said apartment and acknowledge that I have received, read, and agreed to the terms and conditions of occupancy as specified in these agreement terms and conditions. I understand this is a legally binding agreement for the 2020-2021 ACADEMIC YEAR, both fall and spring semesters. I further understand that I am signing up for an apartment that will have 3 other roommates assigned. My signature below indicates my acceptance of this agreement.

 (Print) Student's Name

 Student Signature

 Date

PLACEMENT PREFERENCES:

In the space below, please succinctly list any preferences. This could be the name of another graduate student living at ROCK Apartments you wish to share an apartment with and/or other requests you would like staff to consider when making assignments (for example: second floor preferred). Every effort will be made to honor preferences; however, failure to honor apartment preferences will not void the agreement. Placements are made based on date of application.

HOUSING USE ONLY	Date Received:
PLACEMENT DATE:	
APARTMENT PLACEMENT:	