This document and those referred to within it constitute the University of Wisconsin-Stevens Point Suites@201 Contract. The services described in the contract are offered exclusively under the terms and conditions stated.

To indicate your acceptance of the contract, please

- pay your $125 housing prepayment (following the steps in the application instructions) AND
- complete and submit your housing contract (using the online instructions provided to you).

You will receive a confirmation email upon successful completion of your contract.

Your signature on the housing contract indicates that you have read the contract, understand it, and agree to all terms and conditions included in it. THIS CONTRACT BECOMES LEGALLY BINDING ON BOTH PARTIES WHEN WE RECEIVE YOUR SIGNED CONTRACT AND PREPAYMENT.

This contract is ONLY for the Suites@201. Please contact Residential Living for additional information if you are interested in other residence halls.

THIS CONTRACT IS FOR THE ENTIRE 2019-20 ACADEMIC YEAR AND CANNOT BE TERMINATED IF YOU ENROLL AT THE UNIVERSITY OF WISCONSIN-STEVENS POINT DURING THE 2019-20 ACADEMIC YEAR, REGARDLESS OF AGE OR THE NUMBER OF CREDITS CARRIED. You will only be able to terminate your contract for Suites@201 if you are leaving campus for a credit-producing activity or if you are not attending. To live in the halls, you must be enrolled at UW-Stevens Point with at least one credit. Release is granted only when you are no longer enrolled at the University of Wisconsin-Stevens Point or due to unusual and compelling circumstances as approved by the director of Residential Living or designee.

1. **Eligibility**
To be eligible to live in the Suites@201, you must either be an enrolled student at the University of Wisconsin-Stevens Point or be otherwise determined eligible by Residential Living. Priority will be given to those individuals who have graduated from high school in or before June 2017. If availability remains, eligibility may be extended to those individuals who have graduated from high school in or before June 2018.

Eligibility may also be extended through Regent approval to students of other than university education programs.

2. **University’s Obligation**
The University of Wisconsin-Stevens Point agrees to furnish housing to you according to the time period listed in Section 4, CONTRACT TERM.

**Failure by the university to honor assignment preferences will not void this contract.** The university reserves the right to change room or hall assignments, to assign roommates, to consolidate vacancies by requiring residents to move from partially-filled suites or to make other necessary changes in room accommodations, at its discretion.

3. **Your Obligation**
You agree to

- make all fee payments as specified in Section 6, RATES AND PAYMENTS of this agreement;
- observe all rules and regulations of the University of Wisconsin-Stevens Point, which are by reference a part of this contract; and
- honor the terms and conditions stated in this contract.

4. **Contract Term**
This contract is for the full academic year (defined as the fall and spring semesters only).
This contract cannot be terminated or canceled except under the conditions cited in Section 7, TERMINATION OF CONTRACT of this agreement. If entered into on or after August 28, 2019, this agreement applies to the balance of the 2019-20 academic year.

5. Prepayment
The $125 prepayment submitted with this signed contract will be credited to your second semester bill unless it becomes necessary to withhold this credit to cover other obligations incurred by you under the terms of the contract. See also Section 7, TERMINATION OF CONTRACT.

6. Dining Service
Suites residents who have graduated from high school in or before June 2017 are NOT required to purchase a meal plan; however, if Suites@201 eligibility is extended to those individuals who have graduated from high school in or before June 2018, those residents are required to contract for one of the on-campus dining plans for the entire academic year.

Dining service will be provided to the resident as described online at www.uwsp.edu/dining. Meal hours and dining service locations may be adjusted at the discretion of Dining Services. Additionally, individual food item prices may be adjusted to meet unforeseen cost changes.

7. Rates and Payment
Housing rates are determined annually and approved by the Board of Regents. You agree to pay the rate established and announced in the summer of 2019.

Individuals in the Suites@201 are assigned to a four-person suite; each person is assigned to a single-occupant bedroom within that suite.

The university, as a nonprofit, self-supporting enterprise reserves the right to adjust contract rates during the term of this contract, and you agree to pay the rates and prices as adjusted. Rates will not be increased by more than a total of 15% for room for the academic year.

Before school begins or soon after the first day of classes, you will receive a bill for your academic fees, room and board, and special course fees. These bills are paid through the Bursar’s Office located in the Student Services Center. The university does offer a partial payment plan.

Failure to satisfy the financial obligations accrued under this agreement may result in one or more of the following sanctions, pursuant to university rules and regulations governing the imposition of the sanctions:

· denial of request for official grade transcript,
· denial of enrollment, and
· eviction.

8. Termination of Contract

This contract is for the ENTIRE 2019-20 ACADEMIC YEAR AND CANNOT BE TERMINATED IF THE STUDENT IS ENROLLED AT UW-STEVENS POINT DURING THE 2019-20 ACADEMIC YEAR, REGARDLESS OF AGE OR THE NUMBER OF CREDITS CARRIED. Student will only be able to terminate their contract for Suites@201 if they are leaving campus for a credit-producing activity or if they are not attending.

A. Termination Prior to Occupancy

1. Failure to attend, withdrawal from the university, academic dismissal or denial of admission will result in the termination of this contract. The possible subsequent occupancy of the assigned space by another has no bearing on the forfeiture of the prepayment.

2. Termination of this contract for reasons other than those stated in the paragraph above requires written permission of the director of UWSP Residential Living or designee. The forfeiture of the prepayment does not constitute termination of contract.

3. The $125 prepayment is refundable in limited circumstances. The full $125 prepayment is refundable in the following circumstances:
   a. denial of admission,
   b. academic dismissal, or
c. serious illness or injury to resident, or death in immediate family.

Four-fifths of the $125 prepayment ($100) is refundable ($25 will be kept as a processing fee), if the contract is canceled before the deadline date in the following circumstances:

d. contract termination also approved by the director of Residential Living or designee on or before the deadline date, or

e. participation in a university-sponsored internship, student teaching, research or exchange program (the Minnesota-Wisconsin Reciprocity Agreement is not an exchange program)

4. For full academic year contracts the deadline date is July 1, 2019. For contracts commencing in the spring semester, the deadline date is December 15, 2019. Contracts entered into on or after the deadline date are subject to the same forfeiture policies as stated above. If you sign the contract after that date, and then terminate your contract, you will forfeit your prepayment.

B. Termination after Occupancy of Room

1. If you withdraw from the university after taking occupancy of your unit, you will be responsible for payment up until the time you properly check out of your unit. Housing rates are prorated on a nightly basis. The $125 prepayment is forfeited.

2. Students who move out of the residence halls but do not initiate the university’s withdrawal procedure will continue to be billed housing charges for the entire semester.

3. Individuals vacating premises without written permission of the director of Residential Living or designee and who continue to be enrolled at University of Wisconsin-Stevens Point will continue to be charged residence hall fees for the total contract.

C. Termination by the University

1. The university may terminate this agreement under the following circumstances:

2. Mandatory Termination. The university shall terminate this contract if a student is not enrolled. In cases of release from this contract, a credit will be made to the student’s university bill for unused services. Credit is calculated on a nightly basis. The $125 prepayment is forfeited.

3. Exigency. The university may terminate or temporarily suspend performance of any part of this agreement without notice in the event of an exigency that would make continued operation of student housing not feasible.

4. Violation of rules and regulations. The university may terminate this agreement with appropriate notice if you are found to have violated a rule or regulation referred to under Section 3, YOUR OBLIGATION. Such termination must be in accordance with the provisions of Section 5, DISCIPLINARY ACTION of this agreement. In all cases where a student is removed from the halls due to conduct reasons, the $125 prepayment is forfeited.

5. Failure to comply with contract. If you fail to comply with any portion of this agreement, the university may terminate this contract with appropriate notice. In all cases where a student is removed from the halls for failure to comply with the contract, the $125 prepayment is forfeited.

9. Contract Assignment

This contract cannot be reassigned by you to any other person; neither may you sublet any part of the premises.

10. Liability

The University of Wisconsin-Stevens Point is not liable for property belonging to you that may be lost, stolen or damaged in any way, wherever this may occur on the premises (including storage facilities). You agree to hold harmless the State of Wisconsin and the Board of Regents of the University of Wisconsin System and all of their officers, employees and agents and to indemnify them for any claims for damages sustained by you or others in your room as a result of your acts or omissions.

This clause makes you financially responsible to the university and releases the university from responsibility in the event that a person is injured or property is damaged due to a hazard created by you in the residence halls, or due to your negligence.

11. Damages and Costs

You agree to pay for any damages, lost property or unnecessary service costs accrued by you. You will be billed for damages to the building and for damaged or missing furniture or equipment. All occupants of the suite will be given the opportunity to explain any damage or loss to their unit. If the university cannot determine who is responsible for the
damage or loss, the cost will be divided and assessed equally between or among the residents of the suite, wing, floor or building, as applicable.

12. University Breaks
Residents of Suites@201 may remain in their assigned suite during university break periods (Thanksgiving, winter break and spring break). Individuals must maintain an active contract for the Suites@201 in order to utilize these housing periods.

13. Vacating Your Unit
You agree to vacate the premises
- within 24 hours after your last examination of the semester, or
- within 24 hours of ceasing to be a student at this university, or
- within 24 hours of termination of this agreement, or
If you are a graduating senior at this university, you may remain in your room until the announced time on commencement day.

Under compelling circumstances, exceptions to the provisions in this section may be granted upon the recommendation of the appropriate residence hall director.

14. Suite Condition
When you move into your suite, you will complete, sign and turn in a unit condition inventory record which will be an accurate and complete record of the contents and condition of your assigned suite and individual bedroom. This inventory will serve as the basis for any check-out charges you may be assessed. (A failure on your part to complete check-in or check-out procedures will not prevent assessment of charges when deemed appropriate by the university.) You agree to follow the proper check-out procedure when vacating the premises. Should extra cleaning by university personnel be required because of your poor housekeeping, you may be assessed a service charge.

You are responsible for cleaning your own room, for removing waste materials regularly, and for maintaining a sanitary and safe environment acceptable to the university.

Furniture attached to the floor or walls may not be moved. Furniture must not be removed from rooms or common areas to which it has been allocated.

15. Rules and Regulations
You are responsible for observing university and residential living regulations, which are communicated more fully in your residential living handbook - available online at www.uwsp.edu/resliving/documents/pdf/rlhandbook.pdf.

Individual hall policies, when passed by the hall government, approved by the vice chancellor for Student Affairs or a designee, and published for residents of the hall, constitute a part of this contract. Violations of hall policies are handled in the same manner as contractual violations.

Changes in the rules and regulations may be made by the university during the term of the contract. Such changes are communicated via email and/or other notification methods one week before the changes become effective, unless the health or safety of persons using the facilities may be adversely affected by a delay; then implementation may be immediate.

Firearms (whether carried concealed or openly) and other devices designed as weapons and capable of producing death or great bodily harm are prohibited in the residence halls.

16. Disciplinary Action
If you are involved in a violation of this contract or other university rules and regulations, any disciplinary action taken will be according to the procedures described in Chapter UWSP 17, “Student Disciplinary Procedures,” copies of which are available at the Dean of Students Office in Old Main Building.

Chapter UWSP 17 and sections of this contract notwithstanding, students involved in excessive noise or disruptive behavior, which is deemed detrimental to the environment of the hall, may be removed from the hall(s) upon the recommendation of the appropriate residence hall director and the concurrence of the dean of students or his/her
designee and the vice chancellor for Student Affairs or his/her designee. Such action may be taken instead of temporary suspension from the university, and may occur prior to the convening of a conduct adjudication hearing.

17. Immunization Requirement
The state of Wisconsin requires that all university students living in residence halls either be immunized for Hepatitis B and Meningococcal disease or sign a waiver indicating he/she has received information regarding these diseases and is choosing not to be immunized. A response form and information sheets are available online at www.uwsp.edu/resliving/documents/pdf/hepb-menweb.pdf and returned to the Residential Living Office. (The form must be signed by a parent or legal guardian if the student is under the age of eighteen at the time of occupancy.)