

Fall 2024 – Spring2025
Residence Hall Agreement

Please read
both sides
before signing.

Office of University Housing

I agree to pay for these accommodations in accordance with the rates as established by the UCM Board of Governors. If I do not have a security deposit on file, I agree to submit a \$100 housing administration fee (non-refundable) with this agreement. I understand that Missouri state law requires students who reside on campus to have an up-to-date meningitis vaccination or waiver on file with the Health Center. I understand that residents must abide by housing policies as found online in the UCM Guide to Good Decision Making. I understand that freshmen an

Terms of Agreement

- 1) **License not a lease:** This agreement is a license and not a lease. It creates no exclusive right on the part of the student to occupy any particular portion of UCM property. The University may assign and reassign the student to specific student housing whensoever, in the University's sole discretion, it deems such action necessary or desirable. As a licensee hereunder the student may not assign any rights or obligations created by this license agreement.
- 2) **Eligibility:** To be eligible to occupy UCM residence halls, the student must be enrolled at the University of Central Missouri. Furthermore, the student hereby acknowledges receipt of and consents and agrees to obey and abide by all UCM policies and regulations governing occupants of housing facilities and recognizes the right of the University to terminate this agreement for breach of any such University policies and regulations as may be amended by UCM in its sole discretion.
- 3) **Term:** The term of this agreement is for both Fall and Spring semesters or for the remainder of an academic year if entered into subsequent to the beginning of the Fall semester. The academic year consists of fall and spring semesters and does not include the summer sessions.
 - a) Student housing may be occupied and must be vacated in accordance with the schedule issued by the Office of University Housing. The student agrees to comply with the afore said schedule. Most student housing will be closed during breaks and vacation periods as reflected in the schedule.
 - b) Failure to occupy assigned housing by 8 a.m. on the second day of classes of either semester will constitute cancellation of this agreement during that year and the student hereby agrees to be bound by and to comply with the cancellation provisions set forth in paragraph eight hereof.
- 4) **Assignments:** The University will attempt to honor the preferences expressed by the student for a room assignment and reserves the right to reassign the student to other rooms or halls when necessary.
- 5) **Housing Fees:** The student agrees to pay housing and board fees (first-year and second-year/sophomore students are required to have a first year/sophomore meal plan) as established by the UCM Board of Governors. Rates are established at the level the Board of Governors, in its sole discretion, believes is required to meet current and long range expenses. Should the income from student occupancy be less than that required to meet such expenses, the University reserves the right to increase the established rate for the year by up to, but no more than 15% effective the spring semester.
 - a) Nonpayment of Housing Fees is grounds for immediate termination of this agreement.
- 6) **Personal Property:** The student hereby agrees that any and all of the student's personal property or property of third parties in the student's custody or possession which may be present upon the University's premises shall be the sole responsibility of the student. The student does hereby waive any and all claims against and does hereby agree to indemnify, defend and hold harmless UCM, the Board of Governors of UCM, UCM's officers, agents and employees for loss, damage or destruction of any cause whatsoever. **Students are advised to procure their own insurance against such eventualities.**
 - a) **Abandoned Property:** All personal property must be removed from the student's room no later than the last day of occupancy and the student hereby surrenders all claims to and abandons any property remaining on the premises after such date. The University will make a reasonable attempt to contact the student to schedule a time for the student to pick up any abandoned property. If the student has not contacted the University within the time period specified in the letter, the University will dispose of the abandoned property. The University assumes no responsibility for items that are abandoned.
- 7) **Housing Administration Fee:** A \$100 security deposit (\$50 refundable) is required to accompany all applications for UCM residence halls and will be retained by UCM for so long as the student resides in any UCM residence hall. Unless the deposit is forfeited under any of the terms of this agreement, the \$50 refundable portion, less any assessment for damages, or outstanding University charges, will be refunded to the student following termination of the residence hall agreement by the student and inspection of the premises and property by representatives of the University. The student agrees to be responsible for any cost of defacement or damage to the room or rooms, common areas and all University furnishings or property that are damaged or destroyed during the term hereof.
- 8) **Cancellation and Termination:** (Termination:nd)Tj0.028f,C(pl Tw)T9.114 Tw 8fcG