UNIVERSITY OF MINNESOTA ROCHESTER

Office of Residential Life
Academic Year Housing Contract

This housing contract is for the 2025-2026 academic year at the University of Minnesota Rochester (UMR). When this contract is opened, read, understood, and agreed to upon completion of the housing application, you enter into a LEGALLY BINDING CONTRACT with the University of Minnesota Rochester.

The housing application, $125 non-refundable application fee, and a housing contract must all be completed and submitted by June 1, 2025 to secure a housing assignment for the 2025-2026 academic year. Failure to submit the housing application, non-refundable application fee, or a housing contract by the deadline will result in being placed on a housing waitlist.

The provisions of this contract must be either accepted as written or rejected. Any alterations, cross outs, additions, etc. will be disregarded and the contract, when opened, read, understood, and agreed to , will be binding on both parties as originally written. By entering into this housing contract with UMR, the student agrees to the terms and conditions of this contract for the **entire academic year**, or the remainder thereof. Please read this housing contract carefully so you understand its terms and conditions thoroughly.

Non-Refundable Application Fee - Each housing application must be accompanied by a $125 non-refundable housing application fee. Under no circumstances will the application fee be refunded. Students with significant financial need may request to have their application fee deferred until financial aid becomes available by emailing Residential Life at rhousing@r.umn.edu.

Contract Periods - This housing contract is for the entire academic year; August 28, 2025 - May 13, 2026.

The academic year (259 days) is divided into the following for each residence hall.

Student Life Center
- Fall semester: August 28 - December 18, 2025 (113 days)
    - average of 114 days used for billing purposes
- Winter break: December 19, 2025 - January 18, 2026 (31 days)
- Spring semester: January 19 - May 13, 2026 (115 days)
    - average of 114 days used for billing purposes

318 Commons & Residence at Discovery Square
- Fall semester: August 28 - December 31, 2025 (126 days)
- Spring semester: January 1 - May 13, 2026 (133 days)

For all of the above contract periods, students assigned after the original move-in date assume the balance of the contract. See the Break Housing section for more information about break periods. Rooms must be occupied and vacated in accordance with the schedule issued by Residential Life. Residents agree to comply

with the established schedule.

Contracts are not transferable from one person to another; this contract may not be assigned or sold. Sub-letting of space within University housing is prohibited. Operating or conducting business within University housing is also prohibited.

Eligibility - To be eligible to live in University housing, each applicant must be a registered University of Minnesota Rochester student and 16 years of age at the time of occupancy. Residents who are not registered as a University of Minnesota Rochester student or who fall below the minimum credit requirements are not eligible to reside in University housing unless granted an exception by Residential Life. For fall and spring semesters, undergraduate residents must maintain a minimum of six (6) credits per semester and graduate residents must maintain a minimum of three (3) credits per semester to remain eligible to reside in University housing. Students with zero credits will not be granted an exception and must move out within 48 hours of being notified by Residential Life. Students approved to take fewer credits for a semester must take a full credit load in future semesters. To live in University housing over the summer, students must submit the Summer Housing Application and agree to a separate contract for the summer season. Students are not required to be registered for summer courses to reside in University housing during the summer season.

While dropping below the credit minimums will render you ineligible to remain in University housing, it does not automatically release you from your financial obligations under the University housing contract.

Campus Residency Requirement - All first and second-year students are required to live in UMR approved on-campus housing, unless a student meets an exemption criteria and receives approval from Residential Life. More information can be found in the First and Second Year Live-On Requirement.

Meal Plan Requirement - All students assigned to and living in the Student Life Center are required to be on a Raptor Eats meal plan unless a student meets an exemption criteria and receives approval from the Disability Resource Center or the Office of Residential Life. Meal plan exemption requests must be processed and approved by June 1, 2025. Students living in 318 Commons or Residence at Discovery Square have the option to enroll in a meal plan. Students have the opportunity to change their meal plan for the spring semester during the last two weeks of the fall semester. Meal plan change requests made outside of this time frame will not be permitted.

Living Learning Community (LLC) - All first year students assigned to the Student Life Center are required to belong to and actively participate in a Living Learning Community of their choosing. Students will rank their LLC preferences on the housing application and every effort will be made to assign a student to one of their top three LLC choices.

There is a one-time LLC programming fee of $100. This fee is applied to students' accounts at the start of the academic year. The LLC programming fee of $100 is 100% refundable for students who cancel their housing up until the start of the contract period. The LLC programming fee is non-refundable for cancellations that

occur after the contract start date. Students who begin at UMR for the spring semester will be charged a $50 programming fee. In submitting a housing application and housing contract, a resident agrees to abide by all LLC requirements. Failing to abide by LLC requirements may result in a referral to the Student Code of Conduct.

Housing Accommodations - All housing accommodation requests must be processed through the UMR Disability Resource Center. All housing accommodation requests must be completed or renewed prior to **June 1** of each fall semester. Housing accommodation requests made after June 1 may not be able to be granted. Approved accommodations will be communicated from the Disability Resource Center to the Residential Life Director.

Assignment of Room Spaces - At the time University housing is assigned, Residential Life will attempt to honor the preferences indicated on the housing application. Residential Life does not guarantee any preferences will be met. Residential Life reserves the right to assign/reassign applicants/residents to any available space within University housing, even if it is not an applicant/resident's preference. Residential Life reserves the right to reassign a student to a different room at any time during the contract period for any lawful reason, including, but not limited to a change in room designation, safety and security, consolidation, or interests of the community.

Occupancy - Only the residents who are assigned to a room may occupy the room. Students may not change rooms without permission from Residential Life; violation of this policy will result in disciplinary action and/or financial charges. Residents may not have guests under the age of sixteen (16) stay overnight. Residents must obtain the permission of roommates for all overnight guests. Overnight guests are permitted for no more than three consecutive nights or twelve nights per semester, per resident.

Spouses or children of eligible applicants/residents are not permitted to reside in University housing unless granted an exception by Residential Life.

Assignment of RDS Parking Spaces (for RDS residents only) - A limited number of underground parking spaces are reserved for UMR students at Residence at Discovery Square. There is a separate application and spaces will be assigned randomly. Students are prohibited from allowing other individuals to park in their assigned parking space. Pending availability, students may apply for a parking spot by emailing Residential Life at rhousing@r.umn.edu during the semester but they must begin parking on the 1st or 15th of the month.

Move-In Procedure - Residential Life will communicate the move-in process to the student's University email account. Residential Life staff will issue necessary access devices to residents during move-in. At that time, residents must complete all steps of the move-in process, including:

a) displaying identification to prove identity
b) filling out the Key Agreement Form
c) obtaining necessary access devices
d) completing room inspection reports
e) fully participating in the roommate success plan process

Completing the room inspection report assures that residents will not be charged for damages caused by previous occupants. Failure to follow any of these move-in steps will result in an improper check-in fee of $100.00 and may subject the resident to the student conduct process for non-compliance.

University Housing Access Devices - For security purposes, a lost access device (UCard, fob, key, mifare chip, etc.) should be reported immediately to Residential Life. Residents must complete a Fob/Key Replacement Form within 48 hours of losing a fob or key. The resident will be financially responsible for the cost of the replacement(s). If a resident fails to provide payment within 10 business days from the date of completing the Fob/Key Replacement Form, the amount to replace any lost or unreturned fob/keys will be charged to the student's financial account plus a $100 improper checkout fee.

Break Housing -

Thanksgiving break: November 27-28, 2025

Housing:

- All residence halls remain open. There is no extra charge for residents staying in University housing during Thanksgiving Break.

Dining:

- The Perch will have modified dining hours over Thanksgiving break.

Winter break: December 19, 2025 – January 18, 2026

Housing:

- 318 Commons and Residence at Discovery Square remain open. The cost for winter break is incorporated into the fall and spring semester housing costs.
- The Student Life Center (SLC) closes for winter break. All SLC residents must complete the Winter Break Housing Plans Form to inform Residential Life of their housing plans for winter break. Residents will have the option to select a full stay, partial stay, or no stay. Residents who select a full or partial stay will be charged a flat rate of $30 per night for housing. If a resident is found to be staying in University housing without proper notice or fails to submit the Winter Break Housing Plans Form, the resident will be charged for the entire break period regardless of how many nights they stayed.
    - Note: BSHP students living in the Student Life Center will not be charged for the dates during winter break in which they have scheduled academic commitments beyond their control.

Dining:

- Alternate dining arrangements will be available over winter break for Student Life Center residents at an additional cost to the student.

Spring break: March 9-13, 2026

Housing:

- All residence halls remain open. There is no extra charge for residents staying in University housing during Spring Break.

Dining:

- The Perch will have modified dining hours over spring break.

Dining & Housing Charges and Billing - All housing and meal plan charges will be billed to each resident's student financial account at the University of Minnesota Rochester.

In submitting a housing application and housing contract, a resident agrees to pay the room and meal plan at the established rates unless and until this contract is canceled or resident is granted a release if permitted as set forth in the Housing Cancellations and Contract Release Requests section below.

Rates for the different residence halls and room types are detailed at the following website: https://r.umn.edu/student-life/residential-life/umr-housing-rates.

Billing due dates are in accordance with UMR tuition and payment schedules, detailed at this website: https://onestop.r.umn.edu/dates-and-deadlines

Resident agrees that failure to satisfy the financial obligations of this contract may result in any or all of the following:
a. Placement of a hold on a resident's academic records and/or registration
b. Denial of future residence
c. Termination of contract and removal from University housing
d. Referral of the resident's account for collection
e. Referral for legal action

Early Move-Ins - Residents requesting to move into their assigned UMR housing space prior to their respective move-in date must submit the Early Move-In Request Form by July 31, 2025 and receive approval from Residential Life. Early move-in requests made after the July 31 deadline will not be approved. By submitting the Early Move-In Request Form, the resident agrees to pay an early arrival fee of $30/day from the date they move-in to the date of their respective move-in. Residents who move-in prior to the start of the housing contract date including those students who participate in Raptor Ready Week, remain subject to the terms and conditions of this contract in addition to all Residential Life policies

Damages and Additional Charges - Residents are liable for any damage, modification, or excessive cleaning required in their room. Each resident will complete a room inspection report during move-in to document any pre-existing damages. Residents will not be allowed to report additional pre-existing damages after signing off on the initial report. Together, Resident Assistants and residents will complete an inspection report during move-out to document any damages that occurred during the course of the resident's stay. By agreeing to the housing contract and signing off on the inspection report, the resident agrees to pay the cost of repair, replacement, or cleaning of any item or part of University housing that the resident damages, modifies, or destroys. If a damaged item can feasibly be repaired, the resident will be charged the cost of repairing rather than replacing the item.

All repairs/replacement work will be initiated and completed by building management or its designee.

Additionally, residents may be charged and held accountable for spaces that do not meet the cleanliness standards as determined by Residential Life staff. Charges may be billed to the individual, the group of roommates who utilized the same living spaces, or residents in the building who utilized shared spaces. If an individual does not accept personal responsibility for a common area damage or cleanliness, all persons associated with that space will be charged for the damage or cleanliness issue incurred. Damage charges will be divided evenly unless the Residential Life Director/designee determines who is responsible for the damages.

Residents are also responsible for any damage caused by their guests. Residents are responsible for disposing of trash in designated locations; failure to abide by this policy will result in disciplinary and/or financial action.

Charges for damages and excessive cleaning will be determined by building management and processed through the UMR Billing Office. Damage billing notifications will be sent by Residential Life to residents' UMR email accounts within six weeks after the contract end date unless a student was approved for a contract release. Students approved for a contract release and move-out of housing at some point throughout a given semester will be notified of any damage charges within two weeks after the end of that specific semester. All disputes to charges assessed must be contested within 10 business days of the email notification, following the instructions in the damage billing notice. All final charges will be posted to student accounts and may be paid online.

Move-Out Procedure - Residential Life staff will communicate details for the move out process to UMR student emails. Standards for how to clean and prepare for a successful check-out will be included in these details. All residents who are not graduating students or participating in commencement must move out no later than 24 hours after their last final exam or deadline for turning in a project. Any exception must be approved by Residential Life. Refunds are not granted for early move-outs from University housing unless a student received approval for a housing contract release request. Failure to follow proper check-out procedures will result in an improper check out fee of $100 and be subject to the student conduct process for non-compliance.

Surrender of Apartment/Room - Resident shall, upon the expiration or earlier termination of this contract or upon reassignment of housing space as provided above, quietly yield and surrender the space to University in as good a condition as when it took them, ordinary wear and tear and damage from the elements excepted. Resident shall not alter the apartment/room in any way, including marring the surface of walls, furniture, etc., with tacks, nails, tapes, etc. Resident shall be solely responsible for all costs to repair damage to their space caused by Resident during the term, ordinary wear and tear and damage from the elements excepted. Failure to pay University's costs to repair damage may result in denial of future requests for housing. Personal property not removed by Resident at the expiration or earlier termination of this contract will be considered abandoned and University may dispose of it as it deems expedient without liability to Resident or anyone else.

Right of Refusal - Residential Life reserves the right to refuse any application for any lawful reason, including but not limited to the following reasons:

- Applicant does not meet the established eligibility requirements
- Applicant has violated any University housing policy, rule, and/or regulation
- Applicant has a poor payment history, outstanding financial balance, or had extensive apartment/room damage in the past
- The University determines that the applicant's presence in student housing would not be in their and/or the University's best interest

Rules and Regulations - Students residing in UMR housing are subject to all relevant federal, state, local, and University laws, ordinances, policies, rules and regulations which may be amended during the contract period. This includes Office of Residential Life Policies and Procedures and the Student Conduct Code.

University's Termination of Contract and Removal from University Housing - The resident hereby recognizes the right of the University to terminate the resident's contract for breach of any of the previously-described laws, ordinances, policies, rules, or regulations. Residential Life reserves the right to terminate the housing contract of any student after the student assumes occupancy if the University and/or Residential Life is made aware of the student's involvement in any previous criminal activity that could cause potential risk to the residential community. The resident agrees that they may be removed from housing if they fail to vacate their room after receiving notice of termination of the contract and a demand to vacate. In the event of termination of a resident's contract by the University, the resident will be liable for all housing-related charges up to the time of termination of such occupancy and may be held responsible for the remainder of the housing should Residential Life not be able to find a replacement resident. Regardless of whether a replacement resident is found, residents who are judicially terminated from University housing (i.e., terminated for violation of student disciplinary rules) will be held financially responsible for 30% of the remainder of the housing charges. Following appropriate student conduct action involving serious violations of University regulations or policies, a resident may be removed from University housing within 24 hours. Residents removed from University housing will be financially responsible for all costs associated with the removal process. The University reserves the right to make changes in any and all such policies, rules, and/or regulations.

Interim Suspension - After evaluating the evidence received, the identification of the parties, the safety and well-being of residents, staff, and University property, and, in those cases where there is an indication that a resident's misconduct will be repeated or continued or where the University believes it is necessary to permit the University to carry on its functions with respect to University housing, the University may immediately suspend a resident from University housing, pending hearing before the appropriate disciplinary authority. The Residential Life Director or designee may make the decision regarding interim suspension and shall provide notice of the decision to the resident. The resident objecting to an interim suspension has the right to a prompt hearing before the Associate Vice Chancellor for Student Success, Engagement, and Equity or designee on the questions of identification and whether the suspension should remain in effect until the full hearing on the underlying charges is completed.

Room Changes - The Room Change Request Form will open for all students six weeks into the fall semester. Room changes for emergencies may be made outside this time frame with authorization of Residential Life professional staff. Submitting the Room Change Request Form does not guarantee a new housing assignment. Residents who are granted a new assignment will have the opportunity to accept or decline their new assignment. If accepted, the resident agrees to pay any difference in housing charges for the remainder of the academic year that would result from a change in the type of room they are assigned to. Residential Life reserves the right to make room changes or to remove residents from the building at any time. If a room change is completed without the approval of a Residential Life professional staff member, that resident will have to move back to their original room, may be charged an improper check-out/check-in fee, and pay for any damages inflicted as a result of the non-approved room change.

Vacancies and Consolidation - Residents assigned to a double room with a vacant bed space at move-in or during the semester may be offered an opportunity to buy out their room as a single (pending space availability) for the remainder of the academic year. Residents have 72 hours from receiving the room buyout notification to select this option and agree to pay the single room rate for the remainder of the academic year.

Any resident with a vacancy in their room is required to keep the vacant bed in move-in ready condition for potential incoming residents, and/or they may be consolidated to another living space at the discretion of the Residential Life Director. A 24-hour advance notice will be sent via UMR email to residents if they are assigned a new roommate. Residents are not allowed to reject a new roommate.

When a vacancy occurs in University housing, Residential Life reserves the right to fill that vacancy with a current resident or an applicant on the housing waitlist. If Residential Life has no eligible residents or no eligible applicants remaining on the housing waitlist, the remaining resident(s) in an under-occupied room may be required to consolidate into a living space with other residents who also remain in an under-occupied room or may be charged a higher rate for an under-occupied space (e.g. double as single rate). One or more of the remaining residents may be required to move. Residential Life reserves the right to consolidate spaces and move occupants at any time.

Room Consolidation Process - Residents in an under-occupied room will be allowed 72 hours from Residential Life's notification that the consolidation process will take place to find another eligible roommate of choice or, if permitted, agree to pay a higher rate established by Residential Life for the room (e.g., double as single). If, after 72 hours, the remaining resident has not found another eligible roommate or has not willingly (if permitted) agreed to pay the higher rate, the following will occur: 1. All residents will be ranked by date of original application to housing for the academic year and will be reassigned to an open space in the order of the resident with the latest application date being moved first. 2. All residents will be required to move within 72 hours of notification from Residential Life. Any resident failing to complete the move within 72 hours will be charged the higher rate retroactive to the date the room became under-occupied. Note: If, however, another roommate or room is not available within the building, the higher rate will not be charged. In this case, Residential Life reserves the right to assign a student to that room if needed.

Right of Entry - University will have the right upon reasonable notice to enter any residential space (except in emergency situations when entry will be immediate) for the purposes of (i) making repairs, renovations, additions or alterations, (ii) ensuring health, fire and safety regulations are observed, (iii) as a part of check in/check out procedures, (iv) at the request of Resident, or (v) any other reasonable purpose.

Construction and/or Service Delays - Residents are advised that construction activity may affect residents to varying degrees and may involve excess dirt and/or noise. Residents are also advised that, while it is impossible to know the extent of such inconveniences, these situations may prove to be difficult. The financial requirements involved in operating a fully self-supporting (no legislative subsidy) University housing system do not allow for any adjustments to housing-related charges to compensate if construction-related inconveniences occur or if something beyond Residential Life's control prevents or delays delivery of services under this contract.

Housing Cancellations & Contract Release Requests - Once a student agrees to the housing contract, the student (and parent(s) or guardian if the resident is under the legal age of 18 years) becomes responsible for all the terms and financial obligations of this contract. This clause also applies to students who have moved in early and to an applicant who has been assigned to a space but fails to occupy the assigned room by 8:00 AM on the first day of classes of a term and who has not provided written notification to Residential Life of their desire to cancel their contract prior to the first day of classes.

Other than the $125 non-refundable application fee, there is no additional penalty for applicants that cancel their housing application from the time they apply until June 1, 2025. Applicants who cancel their housing application between June 1, 2025 and the start of the contract period will forfeit their $125 application fee plus be charged an additional $250 cancellation fee.

The Housing and Meal Plan Cancellation & Refund Schedule is used to determine what portion of a student's semester housing and meal plan charges should be credited back to their student account if they are approved for a housing contract release. The date used to determine a refund is the date at which a student properly completes all steps of the move-out process, turns in their assigned access devices and completes their move-out paperwork with Residential Life.

Students who have already moved in must submit the Housing Contract Release Request Form at least two business days in advance of their planned move-out day as detailed move-out instructions will be shared with students once their request has been approved.

Residents may be approved for a contract release during the contract period for any of the following reasons, subject to proper documentation:

1. Withdrawing/unenrolling from UMR
2. Graduation

3. Marriage
4. Study abroad or University-related internship
5. Call to active military duty
6. Proof of demonstrable, non-replaceable loss of financial support base after assuming occupancy in University housing
7. Proof that a medical/psychological condition exists that was nonexistent prior to the resident's move into University housing or severely exacerbated after assuming occupancy

Documentation is required for all contract release requests. Please note that you have entered a legally binding contract. Contract releases for reasons not listed above most likely will not be approved. *You will not automatically be released from your contract if you sign a lease with an off campus apartment prior to being approved for a contract release.* All other reasons for a contract release request may be reviewed by the Director of Residential Life in consultation with the Associate Vice Chancellor for Student Life on a case-by-case basis but are not guaranteed. If the contract release request is not approved, the resident is responsible for all financial obligations of the contract.

Note: Residents who are released from their contract due to withdrawal from the University should be aware Residential Life monitors subsequent credit loads. Released residents who re-register for classes during the academic year will be held responsible for the balance of their contract.

Unauthorized Cancellations: Unauthorized cancellations occur when any resident moves out of housing without showing just cause for termination and without receiving approval from Residential Life. Non-occupancy of an assigned space does not terminate the contract, and the appropriate charges under the contract will continue if a resident moves out without approval.

Personal Property & Renters Insurance - UMR assumes no responsibility for theft, destruction, or loss of monies, valuables, or other personal properties belonging to, or being in the custody of, the student from any cause whatsoever, whether such losses occur from the student's room or public areas. Each student is strongly encouraged to carry personal property/renter's insurance.

Casualty - If the Residence Hall is substantially damaged or destroyed by fire, casualty, this contract will automatically terminate upon the date of such damage or destruction. Upon such termination, all future obligations of each party shall cease and housing and meal plan charges shall be equitably refunded.

Under 18 - **If you are under 18 years of age**, a parent or guardian must also read, understand, and agree to this contract.. Upon submission of the housing application, this contract will become a binding legal document.

Agreement to UMR Housing Contract

By submitting a housing application, I agree to follow the terms and conditions outlined in this UMR Housing Contract. I also state that I have not provided false information and understand that any falsification will render this agreement null and void.