This contract is an agreement between Lamar University (hereinafter “LU” or “University”), a member of The Texas State University System, and an agency of the State of Texas and the individual student (hereinafter “Student” or “Resident”). If the Student is not 18 years of age at the time of submitting the Housing Application, a parent or legal guardian is required to indicate acceptance of the terms and conditions contained in this agreement by submitting the 2017-2018 Parent/Legal Guardian Housing Contract Approval Form available on the Residence Life webpage.

This contract is not a lease but a license to occupy a space in a University residence hall in connection with the Student’s pursuit of an education at the University or at the Lamar Institute of Technology (hereinafter “LIT”) and confers no residence rights on any person who is not enrolled and in good standing at one of these institutions. The license does not guarantee a particular room, residence hall or roommate choice. The Student’s residence rights may be revoked at any time due to: the failure to maintain enrollment as a student at LU/LIT, failure to meet academic requirements at LU/LIT, the imposition of disciplinary sanctions, or termination of the contract by the University for any reason, including but not limited to:

- the Student’s willful disregard of responsibilities and duties under this contract or for the rights of others;
- the creation of circumstances that could jeopardize the safety or property of others; or
- judicial/student conduct action by LU/LIT or by state or federal courts.

UNIVERSITY HOUSING POLICY: In support of the mission of the University and the value of on campus living, all first-year full-time students (those enrolled in 12 or more semester credit hours) are required to live in on-campus university housing. Exemptions may be granted for those students who (1) reside with a parent, guardian, or other adult relative; (2) are 21 years of age by the first day of class; (3) enroll only in evening or long distance classes; (4) are married or have dependent children; (5) have an approved medical exemption signed by a doctor; or (6) have earned 24 or more semester credit hours in residence at an accredited college or university.

RESIDENCE LIFE RENEWAL INCENTIVE PROGRAM
Residence Life is offering a special incentive for Lamar University students in good standing living in university housing.

Current LU residents (2016-2017 academic year) who sign a housing contract for the 2017-2018 academic year are also eligible and will receive the $500 housing credit for the 2017-2018 academic year ($250 per semester).

Eligibility requirements: To receive the incentive, current residents must: (1) live in university housing for the entire academic year immediately prior to the academic year in which the housing credit is applied; (2) have completed at least 30 credit hours at LU; (3) have at least a 2.5 cumulative grade point average; (4) have a zero account balance with the university, (5) occupy a room in university housing when the credit is applied. Residents who have either an academic scholarship or an athletic scholarship from LU are not eligible for the housing credit. The credit will only be applied to room rent in university housing. The credit will not be applied to meal plans, tuition, fees, books or other university charges nor will the resident receive the credit as cash.

1. TERM AND OCCUPANCY PERIOD: The contract term is for both the fall semester and the spring semester of the 2017-2018 academic year. The occupancy period begins on the first official day of fall move-in and ends 24 hours after the student’s last final exam of the spring semester. The contract terms and conditions apply either to the full occupancy period (fall and spring semesters), or if entered into after
the start of an academic year, to the balance of the occupancy period beginning on the student’s move-in day. Contracts for summer terms are separate. Contracts for graduating seniors shall end at 5 p.m. on the day following graduation day.

In accordance with the University’s academic calendar, residence halls are closed at the end of each semester and during official University holidays and breaks at a time and date specified by the academic calendar and/or the Department of Residence Life (“DRL”). Students who are unable to leave campus during breaks may submit a break housing request on a space available basis. The student will be charged an additional fee and may be relocated during the break.

At the end of the contract term, DRL staff will enter the Student’s housing assignment as the Student vacates the premises for inspection and cleaning purposes to prepare for the next occupant.

2. ELIGIBILITY FOR OCCUPANCY IN UNIVERSITY HOUSING: The Resident must be enrolled in at least 8 semester credit hours at LU/LIT or participating in the TALH program during their term of occupancy. Housing charges apply for one bed space, and the Resident will share the space with the assigned roommate(s). The Resident is not able to reserve the entire unit for additional fees.

The Resident shall vacate university housing within 24 hours of his/her last final exam or within 24 hours of discontinued enrollment. Discontinued enrollment, for any reason, will not terminate the Student's responsibilities under this contract, nor will there be a refund of housing or meal plan charges during the period of discontinued enrollment, except as specified in the Cancellation section below.

3. MEAL PLANS: Students residing in university housing are required to purchase a meal plan. There are several plans from which to choose. The various meal plan options and costs are located on the DRL website. The costs shown are for one semester. Unused meals and balances do not carry over from semester to semester. If unused, the balance of unused meals and leftover monetary balance is forfeited. If a student exceeds his/her meal plan – he/she can add to their existing plan. Reapplication for meal plans must be made each year.

4. APPLICATION FEE: The Student must submit a $150 application fee at the time of application. This fee will be converted to a credit after the Student has occupied the assigned space. If the Student cancels within the first semester of occupancy, the application fee will be forfeited and charges apply in accordance with the Cancellation section below. DRL will not consider any housing application that is not accompanied by full payment of the application fee.

5. PAYMENT OF FEES: The Student agrees to pay to the University the rate established by the Board of Regents, Texas State University System for housing and the selected meal plan for the applicable term. Rates will be posted on the DRL webpage when they become available. Housing charges and meal plan charges are billed each semester and are subject to change without notice. Each semester’s housing and meal plan charges will be due according to established University fee deadlines. All LIT residents must make payment either in full or in three (3) Installments per semester per established University fee deadlines. Payment for housing and meal plan charges by all residents must be made at the LU Cashiers Office.

All other charges (damages/cleaning/late check-out etc.) must be paid in full upon notification of the charge. Failure to meet financial obligations to LU/LIT may result in any or all of the following non-inclusive sanctions: dismissal from the University, withholding of future registration privileges, withholding of official
transcripts, withholding of the conferring of a degree; removal from housing, and/or barring readmission.

6. SPACE ASSIGNMENT: This contract is for space in the residence halls, not a specific hall, room or roommate.

A. The University assigns roommates without regard to race, religion, sexual orientation, disability or natural origin.
B. Assignment to a specific building, type of housing, room/apartment capacity, or a specific roommate is not guaranteed.
C. The University does not permit registered sex offenders to live in university housing.
D. The University reserves the right to make housing assignments and to require assignment changes when considered advisable or necessary by the University.

7. ASSIGNMENT PROCEDURES AND PRIORITIES: First priority to university housing will be given to full time freshman who are required to live on campus and second priority will be given to students who lived in university housing the previous contract term. New residents will be assigned according to the receipt date of their contract and application fee. The University will attempt to honor roommate requests when both students involved have identified each other as roommates. If a roommate does not claim his or her space, the Student may be assigned a new roommate or be given the option to purchase the room as a private for an additional charge as determined by the University. Students in partially occupied units may be consolidated with another student within the assigned facility or a different housing facility.

8. SPECIAL ACCOMMODATIONS: DRL will consider requests for accommodations (including service animals) based on medical conditions and disabilities. The Student who requests accommodation can be more fully accommodated if the need is indicated on his/her housing application; the Student will also be required to work through the Disability Resource Center. Students who need accommodation to live on campus should complete the Special Accommodation Request Form located on the Residence Life website. For detailed information and a list of required documentation for housing and academic accommodations see the Disability Resource Center website.

9. UNIVERSITY RESPONSIBILITY: The University agrees to provide a space (room) in a habitable condition reasonably suitable for studying and sleeping. Except in cases of the resident’s negligence, the University agrees to make necessary room repairs in a reasonable time after notification. The University agrees to provide garbage collection, hot and cold water in reasonable quantity, and electricity in sufficient quantity to heat/cool the facility according to the heating/cooling system of the residence hall. The University will not be responsible for disruptions in service that are beyond the University’s control. In the event of utility or facility disruptions, housing charges will not be reimbursed.

10. STUDENT RESPONSIBILITY:
A. Use of Space: The assigned space is only to be occupied by the Student to whom the space is assigned. The Student may not sublet or assign the space nor may the Student have long-term guests. Assigned units are for student residence purposes only. The student may not operate any “for profit or personal gain” enterprise from any part of university housing, including but not limited to, web-based or e-commerce businesses.
B. Alterations and Damages: The Student shall use reasonable diligence in care of the assigned space. The Student may not make any alterations or improvements to University property without the specific written consent of the DRL director. Prohibited alterations and improvements include but are not limited to:
painting, wallpapering, drilling of holes, nailing, attaching of screws, installing antennas or phone outlets, defacing or otherwise altering the premises, of any walls fixtures, appliances, or equipment owned by the University.

The Student agrees to pay for damage caused to University property as a result of negligence, carelessness, accident or abuse. Payment is due upon demand. If the identity of the person responsible for damages cannot be determined after investigation, the DRL director or his/her designee may prorate the cost to repair the damages and administrative fees among all of or any of the residents, as is deemed fair. The Student who fails to pay for damages will be subject to the penalties in Section 5. Payment of Fees.

C. Incorporation of Rules and Regulations:
The Student shall comply with all rules and regulations of the University. The rules and regulations include but are not limited to those contained in the University’s Comprehensive Catalog; Student Code of Conduct; and Residence Life Handbook as may be amended from time to time. Links to these documents are located on the Residence Life webpage.

D. Check-Out: The Student agrees to follow the check-out procedures (including room cleaning) provided in the housing guidelines posted on-line in the Residence Life Handbook. Failure to check-out as prescribed will result improper check-out fees in addition to possible cleaning, lock change, and/or damage charges. The Student agrees to vacate the space within 24 hours of discontinued enrollment or within 24 hours of his/her last final exam. If the space is not vacated within this 24 hour period, the Student will be charged $25.00 per hour until the space is vacated.

E. Abandoned Property: Any property left in the space assigned to the Student after the Student vacates university housing may be handled, removed or disposed of at the risk and expense of the Student and the University shall in no event be responsible for any such property. The Student shall be liable for reasonable storage fees incurred and charged by the University for the storage of such property, but the University is under no obligation to provide storage. The University is not responsible for the loss of property. Items placed in storage will only be kept for a limited time and then discarded.

11. DAMAGES TO PERSONS OR PROPERTY:
LU/LIT (including DRL) is not liable for damages or losses to person or property caused by other persons, theft, burglary, assault, vandalism, or other crimes or actionable offenses of any kind. Nor is the University liable for damages caused by fire, smoke, water, water leaks, rain, hail, ice, snow, flood, explosions, or interruption of utility services unless such damage is due to the negligence of the University. The Student is strongly encouraged to secure renters’ insurance, at his or her expense, to protect against loss from any of the above mentioned occurrences.

The Student agrees to hold harmless LU/LIT (including DRL), and all staff, employees, trustees, and successors from any claims or damages payable as a result of the negligence or acts of omissions or acts by the student or any other person in violation of this contract or University policy.

12. ROOM ENTRY: The University reserves the right to enter a Student’s assigned space/room/unit in cases of emergency and during regular business hours and at other times, with advance notice if possible, for the following reasons: (1) to conduct maintenance, custodial, and safety inspections; (2) to perform necessary maintenance; (3) when the University reasonably believes any person(s) occupying the room may be physically harmed or in danger; and (4) when the University reasonably believes that University rules, regulations and/or policies are being violated; or (5) to verify occupancy.
13. TERMINATION: The University may terminate this contract at its sole discretion, if the Student: (1) fails to pay for any charges when due; (2) fails to be enrolled at the University or at LIT; (3) fails to obey the terms of this contract, University policies, the rules, regulations and policies established by Residence Life, or the Student Code of Conduct. If the University terminates this contract, the University shall refund prepaid funds to the Student pro rata, minus administrative, judicial and other fees as determined, unless a University student conduct and/or administrative process removes the Student from the facility or the University. In that case, the Student will receive no refund.

14. CANCELLATION: This is a legally binding agreement. Once submitted, the Student has until June 30, 2017 or three (3) business days after signing, whichever is later, to cancel this contract without penalty. After that, the rules and dates below will apply. All requests for cancellation must be submitted in writing to DRL. Requests for cancellation made to other offices will not be honored. Requests will not be accepted without all required documentation attached.

Any student wishing to cancel their housing contract must submit a Housing Contract Cancellation Request Form (available online at the Residence Life website) or from Residence Life to the Director of Residence Life. Cancellation requests do not suspend or terminate the student’s obligations under the Housing Contract until the request is officially approved by Residence Life.

A. Cancellation of Housing Prior to the First Day of Classes for the Academic Year. When the cancellation request is received after June 30th and prior to the first official move-in day for the academic year; the following will occur:

1. Enrolled Students. If the Student has a signed contract on file and remains enrolled in classes at either LU or LIT during the term of the contract, the Student will be held responsible for fulfilling the agreement, including full payment of room and meal charges, and a space will be reserved for the Student in a residence hall.

2. Not-Enrolled Students. If the Student has a signed contract on file and does not enroll in classes at either LU or LIT during the term of the contract, the agreement will be cancelled, and room and meal charges will be removed from the student’s account. New residents (students who did not live on campus last year) will forfeit the $150 application fee. Returning residents (students who lived on campus last year) will be charged a liquidated cancellation fee of $500.

B. Cancellation of Housing During the Academic Year. Once classes have begun, requests for cancellation are only considered for the following reasons:

1. Voluntary cancellation of university housing after the Student has officially withdrawn from the University and/or LIT with the appropriate written notification and approval as required by the University.

2. Marriage, after the contract term began and legal verification has been provided to Residence Life.

3. For reasons other than those listed, the Student must be able to demonstrate that a significant, uncontrollable, and unforeseen change has occurred since the time that the contract was signed, that now requires release from the agreement. Verifiable third party documentation that supports the request must be provided at the time the request is made.

In the above cases, if cancellation is approved, the agreement will be cancelled and the Student will be charged on a pro rata basis for the time spent in university housing as well as 50% of the remaining room and meal charges for the remainder of the contract term. A student who files a request for cancellation
after the eighth week of class of either the fall or spring semester will be charged for the entire semester. (e.g. if a two semester agreement is cancelled in November, the Student will be charged the full amount for the fall semester for housing and meals and the student will also be charged 50% of the total amount due for the spring semester). Any amount due the Student for room charges (minus any outstanding balances remaining on the Student’s account) will be refunded to the Student by the University Cashier’s Office pursuant to policies established by that Office. Vacating the premises and/or non-occupation of the assigned space does not release the Student from contractual obligations.

C. Cancellation of Housing for Special Circumstances. Students may also request cancellation of their housing contract when the following situations apply. In these cases, if approved, the Student will be released from his/her housing agreement without being assessed a cancellation fee or penalty; however, the Student will be charged for room rent on a pro rata basis for the time spent in university housing and for meals used.

1. Graduation. The Student will be released from his/her contract at the end of the fall semester if requirements for graduation have been completed and the Housing Contract Cancellation Request Form is received by Residence Life prior to November 15th of the fall semester.

2. University Approved Program. The Student will be released from the contract for the period of time the Student is participating in a University approved study abroad program or other comparable University approved program that requires the Student to leave Jefferson County (e.g. student teaching or an internship or similar program) and the Housing Contract Cancellation Request Form is received by Residence Life prior to departure from campus.

3. Active Military/National Guard. The Student will be released from the contract if he/she is called to active military duty so long as the Student submits a Housing Contract Cancellation Request Form and a copy of their military orders. The Student must have been in the military/National Guard prior to signing the Housing Contract to be considered for release.

D. Cancellation of Housing due to No Show. If an enrolled student with a signed contract on file does not arrive to check in, the student will be held responsible for fulfilling the agreement, including full payment of room and meal charges, and a space will be reserved for the student in residential housing. If a non-enrolled new resident with a signed contract on file does not arrive to check in, the $150 application fee will be forfeited and the assignment will be cancelled. If a non-enrolled returning resident with a signed contract on file does not arrive to check in, Student will be charged a liquidated cancellation fee of $500 and the assignment will be cancelled.

15. ATTORNEY’S FEES
In the event the University is required to employ an attorney to enforce this Housing Contract and the payment of all amounts due pursuant to the contract, Student agrees to pay the reasonable attorney’s fees incurred by the University.

16. MENINGITIS REQUIREMENT
Texas state law requires students who are new to the campus to have a meningitis immunization at least 10 days prior to enrollment. Evidence of being immunized against bacterial meningitis must be provided to the Admissions Department prior to receiving a residence hall assignment.

SIGNATURES
By signing and submitting this Housing Contract, the student understands that he/she will be bound by the terms and conditions contained in this Agreement and in the documents that have been incorporated by reference. The student certifies that he/she is at least 18 years of age or the student’s parent or legal guardian is signing below. A parent or guardian’s signature does not give any additional contractual rights or allow a parent or guardian to receive any information protected by the Family Educational Rights and Privacy Act (FERPA).