

Summer 2025 Terms and Conditions of Residence Hall Contract

Introduction

The purpose of this document is to establish the terms and conditions of the Residence Hall contract for the Department of Residence Life at the University of Wisconsin-River Falls, herein referred to as the *University*. This document constitutes an offer by the University to contract with the student, herein referred to as the *Resident*, for residence hall facilities.

Completing and signing the Residence Hall contract online establishes a binding contract between the Resident and the University.

Eligibility

Any UWRF student enrolled or intending to enroll for summer 2025 or for the 2025-26 academic year at the University or who will be working for a campus department as a student employee may request to live on campus during the summer.

To reside in the residence halls, Wisconsin law {sec. 36.25(46)} requires the Resident to affirm whether they have received vaccination against meningococcal disease and hepatitis B, and to provide the dates of vaccination, if any.

Eligibility to live in the residence halls may be affected by the Resident's past or current criminal convictions or student conduct violations, particularly if the Resident may pose a safety risk to the residence hall community. UW System Administrative Policy 136 requires UW System students to provide disclosures about the following prior to living in University housing:

- Any prior felony pleas or convictions in which the student was treated as an adult during the proceeding; and
- Non-academic postsecondary disciplinary violations that resulted in expulsion, dismissal, or suspension.

Students will be provided an opportunity to provide further details, including a description of the incident(s) and the date(s), location(s), and any explanatory information they wish to provide. Disclosures will be reviewed by a committee to determine eligibility and do not automatically prevent students from living in University housing.

University Agrees

The University hereby grants to the Resident a limited license to occupy University residence hall facilities under the terms and conditions stated herein. The University and Resident agree that no lease or landlord-tenant relationship is created by this agreement.

Resident Agrees

The Resident agrees to:

- a. Make complete payments of all residence hall charges according to the University's billing schedule.
- b. Abide by Residence Life policies and all rules and regulations of the University, which are incorporated by reference and made a part of this contract, including University Policy AP-01-128 *COVID-19 Related Health & Safety Rules*.
- c. Honor the terms and conditions stated in this contract.
- d. Read and act upon all electronic communications sent by the Department of Residence Life.

Contract Term

A *Summer Schedule of Occupancy* is available on the Residence Life website. This schedule indicates important dates including the opening and closing of the residence halls. Only students with a 2025-2026 Residence Hall Contract and room assignment may remain in the halls after summer hall closing. Residence Life will determine when the student moves to their 2025-26 room assignment.

Contract Changes

Changes may not be made in the terms and conditions of the contract without the agreement and written permission of the Department of Residence Life.

Changes in the rules and regulations may be made by the University during the term of the contract. Such changes will be published through UWRF email notifications one week before the changes become effective, unless the health and safety of persons using the facilities may be adversely affected by the delay; then implementation will be immediate.

This contract cannot be reassigned by the Resident to another party.

Accommodation for Students with Disabilities or Medical Needs

Students with documented disabilities or medical needs who require special accommodations in their residence hall room should start the accommodation request process by contacting the Disability Resource Center (drc@uwrfr.edu) regarding their request. Disability Resource Center staff will respond to the request and begin the accommodation process with the student. Requests for accommodations cannot be assured for students applying less than 60 days prior to the beginning of the semester for which on-campus accommodations are needed. The Department of Residence Life will make every effort, however, to provide reasonable accommodations. Assignment is based on the accommodations required.

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Rates/Payments

The Resident will be billed to their eSIS account June 1, July 1 and August 1 if they have a full summer contract. Residents with a nightly contract will be billed to their eSIS account for their full stay when they check in. Payment will be made in accordance with the University policy on payment of tuition and fees as administered by the Student Billing Office. Failure to satisfy the financial obligation accrued under this agreement may result in the denial of issuance/transfer of grade transcripts and/or enrollment and/or eviction, pursuant to University rules and regulations governing the imposition of these sanctions.

The University does not guarantee an uninterrupted supply of utilities or other important services, especially in the case of unanticipated disasters or catastrophes. If such should occur, the University reserves the right to adjust rates or allow them to remain in full effect.

Termination of Residence Hall Contract by University

The University may terminate or temporarily suspend performance of any part of this contract without notice in the event of an emergency which would make continued operation of the residence halls unfeasible. There shall not be any liability on the part of the University for the refund of any payments or the residence hall contract deposit in the event the contract is terminated for this reason.

The University may cancel or terminate this contract if the Resident fails to meet the full terms and conditions stated here in or for violation of University or residence hall policies. Refer to the *Student Guide* on the Residence Life website which are made part of this contract by reference.

When a residence hall contract is terminated for disciplinary reasons, the Resident will be responsible for 100% of the remaining cost of the contract, forfeit the residence hall contract deposit, and may be restricted from the residence halls.

Termination of Residence Hall Contract by Resident

Termination refers to the dissolution of the contract prior to its natural expiration. Resident may request to terminate their contract after the contract term has started and after moving into their summer assignment. Residents who opt for the full summer term reservation but terminate prior to the end of the term will instead be charged the nightly rate for the number of nights they occupied the residence halls, if the cost for the nightly rate is less than the full summer rate.

Room Assignments

This contract is valid only if residence hall space is available in the designated summer housing location. Failure to honor assignment preferences will not void this contract. Residence Life reserves the right to alter room assignments by administratively reassigning students within and between residence halls, assigning roommates, and consolidating vacancies by requiring residents to move within the same hall.

Roommates are assigned without regard to race, color, sexual orientation, gender identity expression, disability, national origin, veteran status, age, political affiliation, or religion. Furthermore, discriminatory practices of any kind are prohibited by the University in all areas of jurisdiction including residence halls.

Options based on Gender Identity/Expression: Room assignments and roommates are assigned based on sex assigned at birth. Students with individual needs based on gender identity/expression should contact Residence Life to discuss assignment options.

Policies and Procedures

Policies and procedures have been established to provide an appropriate learning environment. Policies and procedures are outlined on the in the *Student Guide* on the Residence Life website and may be supplemented with additional policies and procedures communicated to Residents via UWRF email. All Residents are responsible for reviewing, understanding, and adhering to the policies and procedures.

While living in the residence halls, all Residents are responsible for their own self-care including appropriate personal hygiene, physical and mental health, management of medical conditions or illnesses, and other personal needs. Residents are expected to utilize the various resources available to them to provide this care for themselves.

Room Entry

The University maintains the right to enter Resident rooms for University purposes. Authorized personnel may enter Resident rooms for reasons of health, safety, general welfare, or to make necessary repairs to room and room equipment. Whenever possible, advance notification will be given. No room or personal items therein will be subject to search or seizure except as specifically authorized by law, a valid search warrant or court order, or the Resident's permission.

Liability

Board of Regents of the University of Wisconsin System, its officers, employees and agents have no legal obligation, nor any ability to provide reimbursement for the Resident's personal property resulting from loss, theft, damage, vandalism, or any other perils, unless damage results from the negligence of a specific University employee.

Accordingly, the Resident agrees to hold harmless and indemnify the Board of Regents of the University of Wisconsin System, the University of Wisconsin-River Falls, the Department of Residence Life and its officers, employees and agents, for damages sustained by the Resident or others, as a result of the Resident's acts or omissions, relating to any changes or modifications made by the Resident to their room or furnishings, such as the configuration of loft beds, bookshelves, partitions, or other structures. This means that the Resident is financially responsible for injury to another party, or damage to their property, as a result of any equipment or items the Resident has constructed, created, purchased or used improperly, and that the Resident will pay any resulting claims on behalf of the University.