

University of Northern Iowa Residence Halls
Contract Terms and Conditions
2005 - 2006

I. Payments and Refunds

- A) New resident applicants must submit a \$200 prepayment and a one-time, non-refundable \$25 application fee with this contract (check or money order payable to University of Northern Iowa). The \$200 prepayment will be applied to the student's first university bill after residency has begun. Returning students will be billed for only the \$200 prepayment fee upon recontracting.
- B) Space in a residence hall is reserved when both the signed contract and \$200 prepayment and \$25 application fee are received from the applicant and his/her admission to and enrollment in the university has been approved. Rooms will not be held past the first day of classes.
- C) The university reserves the right to refuse to assign housing to an applicant, refund the \$200 prepayment, and make all final decisions as to assignment for room and meals.
- D) Responsibility for housing and meal charges becomes effective as per the Terms and Conditions, Section IV, of the semester for which the applicant has applied, unless the contract is cancelled in writing before such charges are to begin. Charges will be adjusted for housing and meals when the contract and occupancy begins later than the start of the second week of classes.
- E) The costs of housing and meals for the specified semester or session are available upon request from the Department of Residence. Payments for housing and meals are made in advance for each semester, or under the deferred payment plan.
- F) The Board of Regents, State of Iowa, determines the rate for housing and meals at the University of Northern Iowa, and reserves the right to change rates upon giving 30 days notice. If the rates are increased during the term of the contract, the student has the option of accepting the new rates or terminating his/her contract when the rates become effective. Written notification is necessary to terminate the contract.
- G) Refunds and credits will be made in accordance with Section IV of this contract.

II. Conditions of the Room Contract

- A) The residence hall contract includes housing and meal service for the entire academic year (fall semester and spring semester), or the term that the student is enrolled. The 2-Year Advantage contract extends the term to two academic years. Charges will be adjusted for room and meals when the contract begins later than the start of the second week of classes.
- B) Each student is automatically a member of a residence hall government. A residence hall activity fee (RHAF) is paid at the beginning of each semester.
- C) The hall coordinator reserves the right to reassign students who are without roommates, should they not find someone of their own choice. In all cases, final determination of room assignments rests with the university.

- D) Rooms may be occupied by residents from the beginning to the end of any semester, but not during fall/spring semester breaks, except in Bartlett, Bender, Dancer, Lawther, Noehren and Shull. Residents who are not registered for the next grading period, who cancel their contract during the break period (but remain enrolled at the university), or are not otherwise eligible to continue residency, must vacate their rooms by the last day of finals, except for graduating students who must vacate their rooms by 9:00am on the day following graduation. Failure to check out by the required date will result in a charge of \$25.00 plus an assessment for the entire break period (at a cost of \$25.00 per day).
- E) Room space cannot be sublet nor can a contract be transferred, sold or assigned to another person; the contract is with the named parties only. Exchanges, transfers and vacating of rooms require the written permission of the hall coordinator.
- F) The university, in order to maintain its regulations and property, reserves the right to have its authorized personnel enter and inspect residence hall rooms as it deems necessary.
- G) Residents will be charged for university property missing from a resident's room and for property damages beyond normal wear.
- H) The University is not responsible for loss or damage of goods or personal property. Private insurance is encouraged for the student's protection, since no exceptions are made.
- I) Each resident agrees to abide by all current policies which have been established by the University of Northern Iowa, the residence hall staff and the residence halls student governments. Copies of all said policies shall be made available to the student upon the student's request. Changes in policies occurring during the academic year shall be made known by posting said changes in each residence hall. Violation of any of the standing rules mentioned above, or any other conduct deemed to be such as to require the removal of a student from a residence hall for the best interests of the other residents, shall be grounds for termination of the contract by the university.

III. Conditions of the Meal Contract

- A) All students who live in University of Northern Iowa residence halls must contract for a meal plan. All first year out-of-high-school students must select a Community meal plan option for the entire academic year (fall semester and spring semester) or the term that the student is enrolled.
- B) A meal plan entitles the student to eat meals in any of the dining centers and use Dining Dollars in any Department of Residence dining operation. Meal privileges are not transferable, negotiable or saleable to other individuals.
- C) Dining Dollars are a bonus to a meal plan and extend food/beverage service to a variety of locations on campus. A set amount of Dining Dollars is available each semester. Students may add additional Dining Dollars to their accounts. Any Dining Dollars balance from fall semester is transferable to spring semester only. Dining Dollars remaining in an account when a meal plan is cancelled will NOT be refunded. If a contract is cancelled before the end of the term, a student is billed for the Dining Dollars used. If a meal contract is cancelled before the end of the term, the student's meal contract is subject to the terms indicated in Section IV and the student will be billed for the Dining Dollars used.
- D) Meal plans may be changed one time each semester prior to October 1 and February 1 for fall and spring semesters, respectively, and will result in a billing adjustment and a change in Dining Dollars.

- E) Refunds or credits will not be made for meals not eaten, except for confirmed cases of prolonged illness or other unavoidable absences in excess of seven consecutive calendar days. All requests for exceptions must be in writing to the Department of Residence. No refunds will be provided for Dining Dollars that are not used prior to whenever a contract is cancelled or at the end of an academic year.
- F) Special menus to comply with dietary requirement of religious faiths or denominations are not provided.
- G) Regular meal service begins with breakfast on each semester's first day of classes and ends with the meal following each semester's last scheduled final examination.
- H) Meals are provided according to the meal plan selected.

IV. Termination of Contract and Meal and Room Charges

- A) A housing and meal contract is for the entire academic year or for the period of time a student is enrolled during the academic year. The 2-Year Advantage contract is for two academic years or for the period of time a student is enrolled during the said two years. The contract is between the university and the named student and/or his/her guarantor, and is not saleable, transferable, or cancelable except only as follows:

Returning resident cancellation (does not apply to 2-Year Advantage contracts currently in force)

Before May 1	\$200 prepayment forfeited
May 1 and after	40% penalty on remainder of academic year contract, plus inclusive weekly room and meal charges.

New resident cancellation

Before May 1	\$200 prepayment refunded
May 1 and after	40% penalty on remainder of academic year contract, plus inclusive weekly room and meal charges.

- B) Residents contracting for only spring semester, must cancel by December 15, to receive their full refund. Cancellations after December 15 will result in full forfeiture of the \$200 prepayment. After the first day of residency or the first day of classes for spring term, whichever comes first, cancellation of the contract by an enrolled university student will result in a 40% penalty for the remainder of the contract period, plus inclusive weekly room and meal charges.
- C) No refunds or credits for any changes will be made without approval of the Department of Residence.
- D) When a student's occupancy of a residence hall room is involuntarily terminated as a result of university action, the student will be penalized 40% of the unused portion of the annual contract period plus weekly payment for occupancy until the move-out is complete.
- E) Individuals who pose a danger to themselves and/or other residents may not be eligible to live in University housing.

- F) If admission to UNI is withdrawn, no penalty will be applied to the contract. Inclusive weekly charges for room and meals would be assessed, and the prepayment refund policy would remain as stated above.

- G) The student agrees that if the university uses legal counsel, a collection agent or other person to enforce this agreement, the student will pay the collection costs, attorney's fees, court costs and other expenses incurred by the university in obtaining payment of amounts due under this agreement and/or enforcing this agreement, and interest at the highest rate allowed by law on any unpaid balance.