

RESIDENT HOUSING CONTRACT

Fall 2022 - Spring 2023

I, the undersigned resident student, understand that by occupying a Regis College residential room, I agree to comply with all terms and conditions of this Resident Housing Contract. In addition, I have carefully read and understand the *Regis College Student Handbook* and I agree to comply with all requirements stated therein.

Terms of Occupancy

- **Occupancy Schedule:** Residents may occupy their rooms from the move-in day determined by Regis College until the move-out day determined by Regis College. Residents must vacate rooms by 9pm on the designated day of move-out, or within the posted schedule as distributed by the Office of Residence Life. Seniors must leave the day of their graduation at a designated time shared by the Office of Residence Life.
 - Students are not permitted to enter before the designated move-in date or to stay beyond the designated move-out date without an approved early arrival or late stay application. Any student who arrives before a hall opens without being pre-approved will be charged \$50 per day until the hall opens and may face student conduct consequences. Any student who does not leave when a hall closes without being approved will be charge \$50 per day until their departure and may face student conduct consequences.
 - All residence halls will close during designated break periods, including but not limited to Thanksgiving, Winter, Spring, and Easter breaks. During these periods, students must vacate the residence halls unless they have been approved to stay.
- **Eligibility:** To be considered eligible for housing, a student must satisfy the requirements below. If a student does not meet these requirements, then Regis may cancel a student's housing or remove them from housing.
 - Be registered as a full time student and sufficiently attending classes.
 - Be financially clear through the Student Account's office to participate in housing selection or college housing.
 - Complete all health forms in Castle Branch
- **Liability:** Residents are responsible for the loss, theft of, or damage to, both Regis property and/or personal property caused by a resident or his/her guests. Regis is not responsible for a student's property, even in the case of emergencies. Each resident is encouraged to take appropriate steps to safeguard his/her property.
 - Regis does not offer storage space for personal belongings. Any personal belongings left in a room following the end of occupancy will be boxed up and stored for two (2) weeks and then donated to charity
 - In the event of a required mid-semester move out, all items must be removed from my housing assignment within 72 hours or a timeframe dictated by the college, whichever comes first.
- **Damage:** All residents are required to take proper care of all residence halls and areas in their use and to report vandals and vandalism. Residents are responsible for any charges resulting from damage to their assigned room or to residence hall common areas, notwithstanding normal wear and tear, occurring during their occupancy. All damage to walls, ceilings, floors, furniture or woodwork is to be charged to the individual residing in the room. All damage to walls, ceilings, floors, furniture or woodwork in a common area (study rooms, hallways, common areas, bathrooms, elevators, etc.) is charged to residents collectively.
- **Emergency:** Regis will respond to and mitigate the effects of an emergency in order to provide for the welfare of its residents. In an emergency, Regis may close residence halls, student rooms, or common areas and/or dining facilities at any time and with limited notice. An emergency closure may occur without any adjustments to room and board costs. If necessary, Regis may relocate residents to other residence halls and/or residence hall rooms.
- **Health and Safety:** Residents must comply with all health and safety directives of Regis College, local, and state government authorities. These directives may include, but are not limited to, those related infectious diseases, including the 2019 Novel Coronavirus (COVID-19). Regis may close residence halls, student rooms, common areas, or dining facilities due to health or safety concerns at any time and with limited notice. In the event of a health or safety closure, Regis may consider adjustment to a student's room and board costs. A student who voluntarily terminates their residence in Regis College housing will be refunded based on the refund schedule. If necessary, Regis may relocate residents to other residence halls and/or residence hall rooms.
- **Right of Entry:** Representatives of Regis are authorized to inspect individual residence hall rooms. Residence Life staff will conduct health and safety checks no less than one time per semester and whenever there is reasonable concern regarding a student's health, safety, and/or welfare, or for damage assessment and/or repairs. In addition, all resident rooms will be inspected at each hall closing (e.g. Thanksgiving, Winter, Spring, Easter, and May). When feasible, residents will be notified in advance.
- **Termination:** Regis reserves the right to terminate a student's residence in a residence hall due to breach of the terms of the residence hall agreement or for violation of the Regis Code of Conduct and/or Student Handbook. Regis may immediately terminate a student's residence as a result of behavior that is deemed to be physically or emotionally harmful to others or to oneself. If suspended or expelled from housing, students understand that they will not receive any refund on their room or board charges. Conduct that may result in suspension or expulsion from Regis College housing may include, but is not limited to:
 - Possession, use, or distribution of illegal or illicit drugs, including marijuana in any amount.
 - Illegal possession, use, or distribution of alcohol.

- Violence or violent behavior of any kind
- Possession or use of explosives, firecrackers, firearms, any weapon, or substance that might endanger the welfare of individuals or the community.
- Tampering with or misuse of fire-fighting and safety equipment.
- Failure to respond properly to fire and safety regulations, drills, or evacuation procedures.
- Failure to attend required meetings convened for the purpose of discussing housing issues or other Regis College matters.
- Behavior that demonstrates disregard for Regis College housing guidelines and expectations.
- Nonpayment of room and board or other charges.

I further agree to comply with the following terms of this Resident Housing Contract as a condition of my residence in Regis College housing:

- I agree to abide by all regulations established by Regis College.
- I understand that as a residential student, I am required to have a residential meal plan. I agree to participate fully in the dining services program for the entire period of occupancy.
- I accept and shall cooperate fully with the system for room assignments established and utilized by Regis College. The Office of Residence Life will attempt to accommodate all roommate requests within reason and as space permits.
- I agree to observe all regulations governing the admittance and presence of guests in Regis College housing as stated in the *Regis College Student Handbook*.
- I shall not be, nor will permit another to be, an agent in the advertising or sale of any products or services without explicit written permission of the Dean of Students or their designee.
- I agree to cooperate in observing the quiet hours and acceptable noise designed for study and to respect the right of others to an atmosphere conducive to study and growth as specified in the *Regis College Student Handbook*.
- In my interactions in the Regis College community (including the residence halls, social networks, or elsewhere), I agree not to discriminate against others for any reason including, but not limited to, race, color, religion, sexual orientation, gender or gender identity, age, disability, veteran status, or natural origin.
- I agree to comply with all safety measures regarding electrical equipment, including kitchen appliances, as indicated in the *Regis College Student Handbook* or by the Office of Residence Life.
- I agree to comply with all fire safety regulations as indicated in the *Regis College Student Handbook*.
- I agree I will not share my keycode with anyone. Doing so jeopardizes the safety of the community, and may result in conduct sanctions and a fine of \$200.00, or an amount equal to the actual cost to Regis College to replace the affected key(s), replace the affected lock(s), or otherwise restore building security for the residence hall.
- I agree to comply with all smoking regulations listed in the *Regis Student Handbook*.
- I understand that the Office of Residence Life reserves the right to fill any and all available space in the residence halls and residence hall rooms. This may require that I move to another placement or that I receive a new roommate(s). Failure to comply with such changes may result in my being charged for occupying a single room.
- I understand the Office of Residence Life reserves the right to require a resident to move to a different Regis College housing assignment when deemed necessary at any time. This may include relocation to a new room or quarantining off campus due to any infectious diseases
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- I understand all Regis College-provided furniture must remain in my room and/or common areas at all times, unless otherwise approved by the Office of Residence Life.