Terms & Agreement:

1. Parties

1.1. The BOARD OF REGENTS OF THE UNIVERSITY OF NEBRASKA (the “University”), for and on behalf of the University of Nebraska-Kearney (“UNK”), hereby offers and agrees to provide residence incidental to educational services provided by UNK to the person named in this contract hereinafter referred to as Resident. Resident is individually responsible for fulfillment of all terms and conditions of the contract.

1.2. It is the policy of the University of Nebraska at Kearney not to discriminate against anyone based on race, color, ethnicity, national origin, sex, pregnancy, sexual orientation, gender identity, religion, disability, age, genetic information, veteran status, marital status, and/or political affiliation in its programs, activities, or employment. This policy is enforced by federal law. The University of Nebraska is an ADA (Americans with Disabilities Act) and equal opportunity/affirmative action institution.

2. Resident Responsibility

2.1. This University reserves the right to determine, designate, change/or restrict the utilization of University housing managed facilities or areas within the facilities and grounds and to make or change student assignments and roommate assignments accordingly at any time.

2.2. The student must read all housing information provided before signing the Residence Hall Contract. If the student is under the age of 19 on the day the contract is signed, a parent or guardian must also read and acknowledge all housing information provided before signing the Residence Hall Contract. Typing in the parent/guardian’s name in the field on the Residence Hall Contract is required as well as entry of the student’s NUID. By signing the contract, the student or parent/guardian understands and is obligated to abide by the terms. A mailed letter is sent to the student or parent/guardian’s address provided confirming the contract is acknowledged. If a reply is not sent from the student’s parent/guardian to the Office of Residence Life by the specified date regarding any conflicts or disagreements with the terms, then it is inferred the contract is agreed upon.

2.3. The student is responsible for reading and abiding by all policies set forth by the University of Nebraska at Kearney and Residence Life Student Rights & Responsibilities, including but not limited to the Undergraduate and Graduate Catalog and the Student Code of Conduct.
3. **Students with Disabilities**

3.1. UNK is committed to providing a reasonable accommodation to students with disabilities in the UNK residence halls. Students with disabilities who believe they need an accommodation should complete the Disability Housing Accommodation Request Form: [http://www.unk.edu/offices/academic_success/dss/_files/unk-disability-housing-accommodation-request.pdf](http://www.unk.edu/offices/academic_success/dss/_files/unk-disability-housing-accommodation-request.pdf) and contact the Office of Disability Services for Students (DSS) located in the Academic Success Office, 163 Memorial Student Affairs Building, 308-865-8214, unkdso@unk.edu. UNK will accept and consider requests for reasonable accommodation in residence halls at any time. Students with disabilities should submit the Disability Housing Accommodation Request Form a minimum of 60 Days prior to the desired move-in date.

3.2. UNK also recognizes the importance of “Service Animals” as defined by the Americans with Disabilities Act Amendments Act (ADAAA) and the broader category of “Assistance Animals” under the Fair Housing Act (FHA) that provide physical and/or emotional support to individuals with disabilities. UNK is committed to allowing individuals with disabilities the use of a Service Animal on campus to facilitate their full-participation and equal access to the University's programs and activities. UNK is also committed to allowing Assistance Animals necessary to provide individuals with disabilities an equal opportunity to use and enjoy University housing. Students may request to live with a Service or Assistance Animal by completing the Disability Housing Accommodation Request Form: [http://www.unk.edu/offices/academic_success/dss/_files/unk-disability-housing-accommodation-request.pdf](http://www.unk.edu/offices/academic_success/dss/_files/unk-disability-housing-accommodation-request.pdf).

3.3. For more information on UNK's reasonable accommodation policies please contact DSS or see [http://www.unk.edu/offices/academic_success/dss/index.php](http://www.unk.edu/offices/academic_success/dss/index.php).

4. **Housing Eligibility**

4.1. Only students enrolled in summer semester classes or enrolled for fall classes at the University of Nebraska at Kearney or the University of Nebraska Medical Center are eligible for University housing.

4.2. Students must be enrolled in the third summer session to be allowed to check into summer housing after July 1st. After July 1st, students not enrolled in the third session will not be allowed to check into on-campus housing until Fall opening.

5. **Contract Cancellation**

5.1. Residents may cancel their summer housing contract at any point during the summer. To cancel a contract, the student must complete the Summer 2021 Housing Cancellation Form located in the Campus Housing Portal (MyBLUE > Tools > Campus Housing) 1-week prior to their move out date.

5.2. The resident will complete the Express Check out Process. If procedures are not followed, a $50 (fifty) dollar improper check out fee is assessed to the student’s account. The housing cancellation fee does not apply during the summer semester.
6. **Application Fee**

6.1. A non-refundable application fee of $50 (fifty dollars) for first time applicants must be received with the Residence Hall Contract before a housing assignment will be made.

7. **Room & Board (Meal Plan) Rates**

7.1. Room and Board Rates are available on the website: [www.unk.edu/housing](http://www.unk.edu/housing).

7.2. Students living in the residence halls during the summer semester are not required to have a meal plan. Students must select the weekly meal plan via their Summer Housing Application.

7.3. Room and board will be billed to the student account, prior to the student check in for the entire summer term. A refund will be issued based on the day of check-out if prior to the end of the term. There are two options for payment of summer room and meal plans:

7.3.1. The student will be required to pay the bill in full by May 27th, or a late fee will be assessed based on the remaining balance due.

7.3.2. The student may enroll in the Loper Payment Plan. The total amount due is divided into three parts with the 1st payment due upon enrollment, 2nd payment deducted on June 15th, final payment deducted on July 15th. The Loper Payment Plan requires a $20 enrollment fee and payments are automatically deducted from your bank account. For full details, visit: [unk.edu > Student Accounts > Payment Options](http://unk.edu/student-accounts/payment-options).

8. **Residence Hall Fees**

8.1. **Social Fees:** Students will be charged non-refundable fees totaling $10 (ten) dollars to their student account. The fee is assessed for the summer semester as follows:

8.1.1. Hall Social Fee: $5 - funds programs and activities for students within their hall.

8.1.2. Managing the Environment through Students (METS): $5 - funds common area damages that occur in the hall. Money that remains in the fund at the end of the year will be used to purchase hall improvement items that benefit residents.

9. **Housing Assignments**

9.1. The Office of Residence Life gives priority to returning residents for room assignments.

9.2. Assignments for new students are assigned according to the date the Housing Contract is signed, hall preference, and roommate preference in conjunction with personality profile questions. The Office of Residence Life reserves the right to reassign student’s room space if needed.

9.3. On Friday, August 6th, all summer housing students will relocate to their Fall semester assignment. If the resident is not residing on campus for the Fall, they are required to move on this date to a designated room in a different residence hall until the end of the summer term. This move-over date is subject to change and residents will be notified of moving requirements.

9.4. If the resident ends their summer contract prior to August 6th, they may not check into their fall assignment until Friday August 20th.
10. Room Changes

10.1. All room change requests will be considered on an individual basis. The Office of Residence Life will not consider requests based on protected status such as race, color, ethnicity, national origin, sex, pregnancy, sexual orientation, gender identity, religion, disability, age, genetic information, veteran status, marital status, and/or political affiliation. Please see UNK’s Non-discrimination Statement for more information about UNK’s commitment to inclusion: https://www.unk.edu/about/compliance/discrimination-and-harassment/index.php.

11. Occupancy & Guest Policy

11.1. Rooms may be occupied only by the students to whom they are assigned. The Residence Hall Contract is not transferable to another individual or party. A student’s ID card and keys which allow access to the residence hall or individual student room, are issued to the room occupant only and may not be transferred or loaned to another individual.

11.2. Guests and non-contract holders are not authorized to use laundry facilities or kitchen areas. Guests must be accompanied by a resident at all times.

12. Damages and Lost Keys

12.1. Students are responsible for loss of/damages to University property and will be assessed accordingly.

13. Animals

13.1. Only non-carnivorous fish are permitted in the residence halls. The maximum aquarium size is 10 gallons, one per student.

13.2. It is the policy of the University that residents are generally prohibited from having animals of any type in University housing, except for an approved Service Animal or Assistance Animal as defined by the Section 3. Students with Disabilities.

14. Liability

14.1. The resident agrees to defend, indemnify and hold harmless the Board of Regents of the University of Nebraska, the University of Nebraska at Kearney, and their officers, employees, and agents from any and all liability, including claims, demands, costs, damages and expenses of every kind and description (including death) or damages to persons or property belonging to the resident, including property which may be lost, stolen or damaged in any way, wherever that may occur on the premises, including storage facilities. The resident agrees to hold harmless the Board of Regents of the University of Nebraska, the University of Nebraska at Kearney, and their officers, employees, and agents from and to indemnify them for any claims for damages sustained by the student or others in his/her room as a result of his/her acts or omissions, or relating to any changes made by the student to his/her room.

14.2. Students are encouraged to contract for personal property insurance coverage, as the University will not be responsible for loss or damage to personal property kept on University property.
15. **Maintenance**

15.1. Furnishings will be provided and must be used for the intended purpose. Furniture must remain in the assigned room.

15.2. Students are responsible for reporting any maintenance concerns by completing an online work request form. Emergencies should be reported immediately to a hall staff member or by calling the Residence Life staff member on duty at 308-233-2485.

15.3. A thorough inspection of residence halls has been completed to determine if there is presence of asbestos and lead paint materials. These materials are safe when left undisturbed and it is the residents’ responsibility to complete a work request online if at any time a room or living area within the hall needs attention.

16. **Room Entry**

16.1. The University reserves the right to enter a student room for the purpose of inspecting the premises when an authorized agent of UNK has reason to believe the following:

16.1.1. Housekeeping, maintenance or repair may be necessary

16.1.2. Health or safety concern

16.1.3. Damage is or has been done to University property

16.1.4. University policy violations, subsequent notices, or local, state, or federal law is being violated

16.2. The above list is not exhaustive, and there may be other circumstances that warrant room entry, as determined by UNK in its sole discretion.

16.3. Please note that the Nebraska Uniform Residential Landlord and Tenant Act does not apply to a Residence Hall Contract through the University of Nebraska at Kearney. As stated in Neb. Rev. Stat. 76-1408(1) (Reissue 1996, 2002 Cum. Supp.), as amended, the student is entering into this contract for a residence at an institution, which is incidental to the provision of education services.

17. **Termination of Contract by UNK**

17.1. UNK reserves the right to terminate the Residence Hall Contract if any one of the following applies to the student:

17.1.1. Is no longer enrolled as a full-time student for the fall or summer semester (reference 4.1)

17.1.2. Fails to claim the assigned room space before 5:00 pm on the estimated check-in day

17.1.3. The behavior of the student is deemed not acceptable in accordance with University policies and group living community standards

17.1.4. Fails to maintain the room space assigned in a reasonable state of sanitation and neatness

17.1.5. Willfully violates any policy or procedure as prescribed in the Residence Hall Contract
17.1.6. Willfully fails to admit an officer/agent of the University for reasonable inspection or fails to comply with directions issued by an agent/officer of the University

17.1.7. Is involved in tampering with fire protection systems

17.1.8. Possesses a firearm or other weapon on University property

17.1.9. Is involved in assault or bodily harm to another

17.1.10. Is involved in the use, manufacture, possession, and/or sale of drugs on University property

17.1.11. Is involved in theft or possession of stolen property

17.2. Upon notice to the student, the Office of Residence Life may terminate the Residence Hall Contract for any breach of contract by the student. The student will vacate the room within 24 hours and pay all associated University charges and/or damages. Any student whose contract has been terminated for policy violations will be held responsible for full payment of the contract.

17.3. The University may temporarily suspend this contract without notice in the event of a situation which would make continued operation of the residence halls and dining service unfeasible.

18. Changes and Corrections

18.1. The University has made every reasonable attempt to make sure information contained herein is accurate at time of publication. However, the University reserves the right to make corrections as necessary. Also, because the Office of Residence Life tries to respond quickly to student concerns and to facilitate the best possible housing program, the University reserves the right to make changes in operations as needed. By way of example, such changes may include, but are not limited to the following: location and availability of certain special interest housing, changes in dining service hours, and changes in location of break housing halls. Every effort will be made to provide students with notice.

19. Novel Coronavirus ("COVID-19")

19.1. COVID-19 AND PUBLIC HEALTH-INFORMED POLICIES

19.1.1. The University of Nebraska at Kearney aims to deliver its mission while protecting the health and safety of our students and minimizing the potential spread of disease within our community. As a resident within student housing, the 2019 Novel Coronavirus ("COVID-19") or similar public health crisis will impact your housing experience as Residence Life continues to make public health-informed decisions. The below policies and guidelines are incorporated into the housing contract and are applicable to all residential students. As always, we will endeavor to update you with timely information about specific health and safety guidance important for our residential students.

19.2. HEALTH AND SAFETY RESPONSIBILITIES

19.2.1. We expect that all members of the Housing community—residents, staff and visitors—act in a manner that demonstrates respect and consideration for those around them, including respect and consideration for the health and safety of all community members. All residential students are prohibited from creating a health or safety hazard within housing and the University or the University may request or require a resident to leave housing if their continued presence in the housing community poses a health or safety risk for community members. Residential students are required to
comply with health and safety laws, orders, ordinances, regulations and health and safety guidance adopted by the University or housing as it relates to public health crises, including COVID-19. Adherence to health and safety requirements applies to all residents, staff and visitors and extends to all aspects of residential life, including bedrooms, bathrooms, community kitchens, lounges, computer rooms, courtyards and other common spaces.

19.3. QUARANTING/ISOLATION/SEPARATION

19.3.1. At any time, the University may request or require a resident to leave housing when that resident’s continued presence in the housing community poses a health or safety risk for community members. Residential students are required to comply with requests from Housing to leave their assigned space due to COVID-19 or other public health emergency and failure to do so is a violation of the contract and may subject a student to emergency removal from their assigned space. Not all housing residential rooms or halls are appropriate for self-quarantine or self-isolation, for example, and in those situations where a student is recommended to self-quarantine or self-isolate, students may not be permitted to continue residing in their residential space and will be provided alternative housing arrangements as needed. A temporary removal from housing to isolate or quarantine does not constitute a termination of a residential student’s housing contract.

19.4. DE-DENSIFYING EFFORTS

19.4.1. Residential students are required to comply with any de-densifying efforts needed on campus due to COVID-19 or other public health emergency, including, but not limited to, the relocation of all or some residential students to alternative housing. Relocation does not constitute a termination of a residential student’s housing contract.

19.5. CONSOLIDATION

19.5.1. Residential students are required to comply with any consolidation efforts needed on campus due to COVID-19 or other public health emergency, including, but not limited to, the relocation of all or some residential students to alternative housing in order to better use our staff/building resources. Relocation does not constitute a termination of a residential student’s housing contract.

19.6. DINING

19.6.1. Dining service, including where and how it will be offered to residential students, is subject to the discretion of the University and is subject to modification to address public health concerns. Due to health and safety guidance adopted by the University or UNK Dining, Dining may limit the occupancy of dining halls, limit the amount of time students may reside within dining halls or make other operational adjustments needed to address health and safety concerns.

20. Agreement

I have read the Residence Hall Summer Contract and understand that by completing this contract I am agreeing to abide by all stated terms and conditions. I guarantee payment of this contract and understand this is binding for the 2021 Summer term.