In paying a housing deposit, submitting a housing application and/or receiving a housing assignment, each student agrees to accept all terms and conditions pertaining to the occupancy of a residence hall at Eastern Connecticut State University. Students should read the terms carefully and contact the Office of Housing & Residential Life if they have any questions. Copies of the contract can be found in the Residential Life Handbook and on the Housing & Residential Life website: www1.easternct.edu/housing. The Student Handbook is available at www1.easternct.edu/studentaffairs/student-handbook/.

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### OCCUPANCY

1. All assignments to residence halls are made for the entire academic year (fall/spring) or part thereof, and are made on a room and board (where applicable) basis.

2. All residents are assigned individually (married couples cannot be accommodated). Only full time (minimum of 12 credits) undergraduate students with satisfactory academic progress are eligible to live on campus unless other provisions are approved by the Housing Office. Part-time and graduate students may be assigned on a space-available basis.

3. Any student with a cumulative grade point average under 2.0 must reside in a non-handicap accessory room. This contract is valid for one academic year and is valid for all residential areas. Continued residence is not guaranteed.

4. Residence hall and space assignments for all students are made on a space-available basis. All spaces are assigned without reference to religion, color, race, age, or sexual orientation. Students with physical disabilities may be assigned on a space-available basis. Non-handicap accessible rooms or to have live-in attendants. Students assigned to a handicap accessible room that do not have a specific need for such a room will be required to relocate to a non-handicap accessible room as needed. All students with a disability are required to be registered with the Office of AccessAbility Services prior to requesting accommodations. Reasonable notification is required.

5. Each residence hall has a student-run Residence Hall Association. All residents will have input into programs through open floor and hall meetings, floor representatives, and service on committees. A $40.00 annual social fee for purpose of programming by the hall social organizations will be billed to the student account.

6. This contract is valid for one academic year and is valid for all residential areas. Continued residence is not guaranteed for future semesters. Any student whose contract has not been renewed may appeal this decision in writing to the Director of Housing and Residential Life within 7 days of initial notification. Students may terminate this contract and withdraw from Housing according to published University policy.

7. A student may occupy the space assigned from the day designated for the official opening of the hall through the day of his/her last final examination, but not during official University recesses. At the end of the Fall and Spring semesters, a student must vacate his/her space within 24 hours of his/her last final, or by the closing date/time for the residence hall, whichever occurs first.

8. If a student withdraws from the University, he/she must vacate the residence hall within 24 hours of the date of withdrawal.

9. Occupancy of any room is limited to those student(s) assigned to that room.

10. A guarantee cannot be made concerning the number of students assigned to a room. Standard occupancy levels will be maintained in accordance with conditions prevalent. If a vacancy occurs in a room, the remaining student(s) in that room agree to accept a new occupant(s) to fill the unoccupied vacancy. In the case of an unoccupied vacancy, a student will be automatically released from Housing and must reapply for housing if reenrolled.

11. The University reserves the right to make changes in residence hall assignments whenever it is deemed necessary. When circumstances warrant, professional staff may make a room or hall assignment change in the interest of the health, safety, and welfare of the individual and community at large. The University reserves the right to use rooms and furnishings as needed during official University recess.

12. Full payments, or proper arrangements for full payment of room, board, social fees, and any other outstanding University bills, must be received prior to moving into a residence hall. Non-payment of stipulated fees, (e.g. damage bills) may result in the immediate termination of this contract or the non-renewal of this contract for the following semester.

13. The University reserves the right to terminate a resident’s contract in the event of other residence hall violations that is subject to appeal to the Resident Assistant who has the case in the residence hall. Professional staff may deem it necessary to call a mandatory meeting to discuss issues and concerns as needed. It is a requirement of all students to attend these meetings. Access to the residence halls will be disabled for failure to attend or respond to requests for meetings with the Vice President of Student Affairs, Dean of Students, Judicial Officer, or any University official.

14. Any student whose contract is terminated for disciplin- ary, academic, financial, health or safety reasons in one residence hall will not be allowed to reside in another residence hall unless approved by the Vice President for Student Affairs or his/her designee. Any resident whose housing contract is terminated for disciplinary reasons from one residence hall will not be allowed visitation into any other residence hall for the term of his/her sanction, unless so determined by the Vice President for Student Affairs or his/her designee.

15. Any student terminated from a residence hall for disciplinary reasons shall not be issued a refund of any Housing fees.

16. The winter session housing residence hall to be used each year must be vacated by students for the winter session. All belongings must be removed during this time. You will be notified in advance if your residence hall is used for winter session housing.

### CONDITIONS OF OCCUPANCY

1. All students living in a University residence hall are subject to the provision of the University’s policies governing student conduct and discipline. Students are responsible for knowing and observing the University’s regulations and procedures, as set forth in official publications. Students must note that as citizens they are subject to all federal and state laws in addition to all University regulations governing student conduct and responsibility. Copies of pertinent official University publications are available on-line.

2. The University reserves the right to terminate a resident’s contract in the event of inconsiderate, disrespect, or non-compliance with a University staff person who is performing his/her assigned duties. Making false state- ments to a University official is not permitted. Failure to comply may result in termination of this contract. Professional housing staff may deem it necessary to call a mandatory meeting to discuss issues and concerns as needed. It is a requirement of all students to attend these meetings. Access to the residence halls will be disabled for failure to attend or respond to requests for meetings with the Vice President of Student Affairs, Dean of Students, Judicial Officer, or any University official.

3. Residents have an obligation to be considerate of their fellow students. Respecting one's privacy is a consideration that must be maintained at all times. Use of video or voice recording devices without one's knowledge is prohibited. Inconsiderate, loud, or obscene behavior will result in the removal of students from their residence hall without notice. Disciplinary reasons shall not be issued a refund of any Housing fees.
The University recognizes the need for a balance between its rights to maintain an orderly and educational environment and the rights of the resident while maintaining an environment that facilitates the health, safety and welfare of all residents.

1. If the University determines that the resident’s conduct poses a threat to the health and safety of other students, the University may require the resident to leave University housing.

2. The University has an obligation to make a reasonable accommodation for students with disabilities.

3. This policy applies to all students living on the University campus, those living in University housing, and those living in University-sponsored or University-related housing arrangements.

4. This policy shall not apply to any student or university-related housing if the student is an immediate relative of the University employee or the University-related housing if the student is related to the University employee.

5. The University shall have the right to remove any student who commits any of the offenses listed herein.

6. The University may, at its discretion, impose any disciplinary action it deems appropriate.

7. The University reserves the right to act immediately in situations where the health and safety of students or the University’s property is at risk.

8. The University reserves the right to remove any student who commits any of the offenses listed herein.

9. This policy applies to all students living on the University campus, those living in University housing, and those living in University-sponsored or University-related housing arrangements.

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27. The University reserves the right to act immediately in situations where the health and safety of students or the University’s property is at risk.

28. The University reserves the right to remove any student who commits any of the offenses listed herein.

29. Bathrooms on the floors of traditional residence halls are alcohol free.

30. All residents and their guests are required to follow the University’s alcohol policy.

31. All residents are required to follow all University policies regarding computer and network usage and downloading of unauthorized or inappropriate material as found in the Student Handbook.

32. Officers or disorderly conduct which causes interference, annoyance, or alarm or recklessly creates a risk of personal injury, public safety, or social media sites, at a CSCU-sponsored activity or in college or university courses, including cyber bullying.

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