

Housing Contract Agreement COVID-19 Addendum

Eastern Connecticut State University is committed to protecting the health, safety and welfare of every member of its community to the fullest extent possible during the COVID 19 pandemic. While the University will adhere to national, state and local health guidelines, keeping the campus safe is a shared responsibility. This means every member of our campus community must adhere to these guidelines.

As a result of the COVID-19 pandemic, the University must make changes to both your housing and dining experiences in the 2020-2021 academic year. These modifications to on-campus living arrangements and dining will become effective for the fall 2020 and will remain in place until you receive notification from the University.

The guidelines below are part of your housing and dining agreement and are applicable to all residential students.

1. Considerations for Student Experience and Development

Residential staff will continue to ensure that the residential facilities are secure and will take extra precautions to promote a healthy living environment so students can focus on their academic work. We will maintain a 24-hour, 7-day, on-call rotation to respond to emergencies and desk staff will remain available during normal operating hours. While larger programs may need to scale back, activities conducive to smaller groups will be held whenever it is safe to do so. Further, residents can expect their peer staff members to reach out and communicate more frequently via electronic means, including but not limited to: email, group messages, social media, and posted signage. Professional staff will also be available for support and engagement via digital platforms (including Microsoft Teams) and in-person meetings when possible.

2. Health and Safety

Residential students are required to comply with health and safety laws, orders, ordinances, regulations and health and safety guidance adopted by the University or Office of Residence Life as it relates to public health crises, including COVID-19. This guidance may evolve as the public health crisis evolves and requirements change. For the purposes of health and safety, residents will be expected to maintain 6' social distancing in the residence halls wherever possible, including but not limited to lobbies, floor community lounges, basements, hallways, and entryways. In residence halls with community bathrooms, laundry rooms, and utility rooms/kitchens, occupancy will be limited and residents are expected to abide by posted occupancy signage. Residents will also be required to wear masks in these same public areas within the residence halls. To comply with social distancing, residents should follow elevator capacity guidelines and directional arrows in stairwells and heed other posted signage throughout the residence halls. As an on-campus resident, you agree to abide by all social distancing measures outlined by the University and recognize that failure to comply with such measures may result in a referral to the Office of Student Conduct

where disciplinary action may be taken. Disciplinary action for repeated or egregious offenses may include dismissal from the residence halls with no refund.

3. Occupancy of the Residence Halls

Due to COVID-19 or any other similar outbreaks, the University may be required to change move-in dates, housing locations or occupancy at any given time. Unless otherwise indicated by the university, alteration modification shall not result in the termination or cancelation of the University Housing Contract or affect the Term of the Contract. When possible, the University shall provide students with 24 hours' notice of such actions.

4. Room Assignments and Dates of Stay

Residents selected assignments for the fall 2020 semester are subject to change for the spring semester. Possible changes include but are not limited to the room type and room capacity. Students may elect to participate in a room change process in order to adjust a housing assignment prior to the spring semester. In the unlikely event that the University is unable to provide you with housing in the spring, you will be provided with a prorated refund. The University makes no guarantees of housing availability.

Residence halls are scheduled to open for the fall semester; however, this is subject to change and a delay or rescheduling of a resident's designated move-in date or assignment is not grounds for the termination of the Housing Contract. Move in delays of up to two days are not eligible for refunds; delays of any longer duration will be eligible for prorated refunds. Residence halls will close on Tuesday, November 24, 2020 and all residents must comply with the Move-Out specifications provided for this date. This process will include the removal of all personal belongings/complete vacancy of your residence hall assignment. Any student who does not vacate campus premises by November 24, may be subject to additional costs and fees, including but not limited to packing and storage.

Unless other arrangements have been made with the University, residents will not be eligible to remain on campus during the winter break.

5. Other Changes in Policy

Residents are expected to comply with all additional guidelines and policies distributed by the University and the Office of Housing & Residential Life. Failure to abide by such policies may result in disciplinary action which may include removal from the residence halls with no refund.

In further consideration of state-directed social distancing measures, the maximum number of residents and/or guests in a resident's room will be limited.

6. Dining Services

Dining services, including where and how they will be offered to residential students, are subject to the discretion of the University and is subject to modification to address public health concerns. Due to health and safety guidance, the food service operator and/or the

university may limit the occupancy of dining facilities, the seating available in dining facilities, the amount of time students may remain within dining halls, or make other adjustments needed to address health and safety concerns. Students will be notified of such modifications and, whenever possible, students will be given advance notice of such changes.

7. Testing and Contact Tracing

Students opting to live on campus agree to provide documentation that they have had a nucleic acid test such as reverse transcriptase polymerase chain reaction (RT-PCR) COVID-19 test within 14 days of arrival on campus. This documentation must be submitted online before arrival on campus or in person upon arrival. Residential students also agree to participate in targeted random testing. Residents agree to participate in contact tracing if necessary. If you test positive for COVID-19, you must promptly disclose that fact to University Health Services by calling 860.465.5271. You will be relocated to a quarantine housing assignment for as long as the University deems it necessary or you may choose to return home until you are cleared to return to campus by your health care provider. You will need to provide documentation from your provider stating that you are no longer contagious. Please note: if you elect to return home, you will not be issued a refund of your housing charges.

8. Quarantine / Isolation / Separation.

At any time, the University may require a resident to leave his/her assigned accommodations if the resident's continued presence in the housing community poses a health or safety risk for community members due to COVID-19 or other public health emergency. Failure to leave violates the Housing Contract and may subject a student to emergency removal from his/her assigned housing. Removal from assigned housing to isolate or quarantine does not constitute a termination of a residential student's housing contract. Students who remain on campus for quarantining or isolation will be expected to follow detailed protocols until they are cleared to return to their assigned space. Failure to do so may result in disciplinary action which may include dismissal from the residence halls with no refund.

9. Cleaning.

The University will continue to implement and modify its cleaning protocols to address COVID-19 in the interest of minimizing the spread of the virus. However, students should continue to practice good hygiene and clean their areas to help mitigate the spread of the virus.

10. Termination.

The University reserves the right to terminate housing contracts if the University decides that it has become unsafe to house students. In such circumstances, students will be provided with prorated refunds.

11. Assumption of Risk

As with any communal living environment, there is a potential for residents to be exposed to and contract illness or disease. When a student decides to live on campus, the student knowingly accepts this risk. While various preventative measures have been put in place by the University, any student who lives on campus assumes the risk of contracting COVID-19 or any other illness during their stay on campus. The University accepts no responsibility for illness contracted by residents or their guests.

12. Release

You agree to release the University, its agents, and employees from any and all damages, liability, claims, expenses, or loss (collectively, "Claims") resulting from or arising out of your use of University housing, dining or other facilities, including those related to the potential exposure to coronavirus/COVID-19.