

Undergraduate Housing License

Office of Housing and Residential Life



The following terms of the Residence Hall Housing License are between the student/occupant and the University. Read these terms carefully. All terms are applicable for fall, spring, and summer/winter housing. Summer/Winter students may have to comply with additional requirements other than those stated in this contract. If you have any questions, please contact the Office of Housing and Residential Life immediately.

Housing is provided for full-time students only, as space permits. All full-time undergraduate students whose permanent residence is outside a 60 mile driving distance from the University, have completed fewer than 90 credits, and will be under the age of 21 as of the first day of classes, are required to live in a University Residence Hall. Students turning 21 after the first day of classes, who wish to move out, may do so at the end of that semester only. Living within a 60 mile driving distance from the University is defined as living and residing in the same residence with a mother, father, grandmother, grandfather, U.S. court-appointed legal guardian, sister, and/or brother over the age of 21, which is located within a 60 mile driving distance from the University. Plans for off-campus release by any student in any of the above categories must be approved by the Office of Housing and Residential Life prior to the first day of classes.

Part-time students may live in a residence hall during the Summer/Winter, if they meet Summer/Winter housing requirements. Failure to obtain approval may result in loss of deposit, a semester's or summer's charge, and/or the ability to matriculate. For Fall and/or Spring semesters, students dropping to part-time status, going on co-op, or falling below a 2.0 GPA must contact the Executive Director or designee in the Office of Housing and Residential Life for directions to enter or remain in the Residence Halls.

Violation of this contract may result in financial penalties.

1. Room Assignments are finalized by the Office of Housing and Residential Life. The student accepts that assignment and has the right to occupy and use it and the common areas of the residence hall in which it is located subject to the terms of this contract. The room shall not be used or occupied by anyone other than those assigned by the Office of Housing and Residential Life. If the student's enrollment at the University terminates at any time, the student's right to use and occupy the room and common areas shall also end. For summer housing, residents must fall into one of the two categories: (1) taking summer courses, or (2) pre-registered for fall and proof of employment in the community or region. If a resident does not remain in one of these categories for the entire summer session, housing privileges will be terminated without refund. The University reserves the right to reassign students prior to occupancy for any reason or after occupancy for safety, disciplinary, or temporary housing reasons. The University reserves the right to change a room type depending on institutional enrollment needs. The University also reserves the right to consolidate housing space, by having students move from under-utilized rooms, to make the most efficient use of its facilities.
2. Forfeiture of assigned room is effective if the occupant fails to check-in by the end of the first week of classes without written notification to the Office of Housing and Residential Life. Another room will only be assigned if one is available. The occupant is still financially responsible unless fees are waived.
3. Payment by the student is required in full prior to the beginning of each semester or the student must be enrolled in a payment plan through the University. Summer/Winter sessions included, regardless of whether the student occupies the room for all or only part of the semester or Summer/Winter session. Payment is NON-REFUNDABLE. No reduction in charges is made for temporary absence from the residence halls nor is any refund made if a student is suspended, dismissed, leaves the residence hall for any reason during the academic year or term session, May to August, terminated, or revoked pursuant to Paragraph 21 (see UB Catalog or Registration booklet for additional refund information).
4. Occupancy of the assigned room by the student shall be by the Academic Year according to payment of room charge. Housing arrangements during summer/winter and spring recess are under separate agreement. A student's personal property may need to be removed during winter recess, upon reasonable notice, to

accommodate special housing needs. A student must keep any extra space and furniture in his/her room available for potential, new roommates. Failure to do so may result in discipline or fines (\$200.00 per violation).

5. Sole Discretion of the Office of Housing and Residential Life. The Office or designee, in its sole discretion, shall make all housing assignments. The Office reserves the right to: reassign students prior to occupancy for any reason or after occupancy for safety, disciplinary, or temporary housing reasons; change apartment assignment depending on institutional enrollment needs; and/or consolidate housing space, by having students move from under-utilized rooms, to make the most efficient use of its facilities. The University shall deny all room change requests based upon race, color, religion, sexual orientation, physical characteristics or national origin.
6. Room Change of a student by the University may be made at any time with reasonable notice provided that (a) the change is made in the best interest of the student or other person(s) and (b) there is no additional charge without the student's consent. A student wishing to change rooms may only do so with prior permission from the Office of Housing and Residential after the end of the second week of classes.
7. Loss, damage or destruction of the student's property for any reason is the student's responsibility. The University is not to be held liable for such loss, damage, or destruction. All students are advised to obtain homeowners or renter's insurance.
8. Security. Students are required to follow all Residence Hall security procedures.
9. Right to Inspect Rooms is retained by the University. Rooms may be inspected/searched without notice to the student if the University reasonably believes that there is the presence of property or activity in the room which violates any University policy, criminal law, or constitutes an immediate hazard to the safety, health, or welfare of any occupant of the residence hall. Upon reasonable notice, and in some cases without notice, rooms may also be entered by University personnel for extermination, occupancy verification, safety inspections, maintenance repair, and to turn off loud music. A student cannot decline to have his/her room exterminated except for medical reasons and then only with a note from a licensed physician. In cases when there is probable cause, except for maintenance and noise elimination situations, the Admin on Call or designee will grant verbal and /or written approval prior to inspecting a student's room. The Office of Housing and Residential Life gives permission to hall staff to inspect rooms for room condition (e.g. holes in walls, lofts, illegal painting and decorations, occupancy, etc.).
10. Damage. It shall be the responsibility of the student to pay the University for damage done to his/her room, damage to University-owned contents of the room and (on a pro-rata basis) damage to common areas of the residence hall. Upon moving out of a room, the room condition is to be the same as at check-in, with reasonable wear and tear expected. Any repairs required will be assessed to all roommates equally if no one roommate takes responsibility for the damage.
11. Right to Modify. UB reserves the right to modify the schedule of payments, and to adopt or alter such rules as may be necessary or desirable in UB's sole and absolute discretion.
12. Compliance with Laws and Other Rules. The student shall occupy and use the room and common areas of the residence hall according to all applicable government laws and regulations and other University rules (per the Key to UB and other publications). The student shall indemnify the University from any loss or fine which the University may sustain as a result of the student's activities.
13. Absolutely no commercial enterprises may be operated in the residence halls.
14. Hazardous Property or weapons may not be brought in or kept in a residence hall at any time.
15. Relocation. A student may be required to vacate UB housing or relocate within UB housing if he/she has a health condition that makes occupancy potentially harmful to him/her or to other residents.
16. Guests/Visitors. A student may have an overnight guest only with the express consent of his/her roommate(s). Overnight guests are limited as described in the Guest Visitation Policy. Any student who authorizes the entry of a guest into a residence hall is considered the host student; host students are responsible for the conduct of the guest including compliance with all UB rules and regulations.
17. Alterations. Residents shall not make any alterations to UB residences, or attach any articles to the unit walls, floor, ceiling, furniture or fixtures without UB consent. Locks may not be changed, window screens removed, surfaces painted, antennae installed, or heating or light fixtures altered.

18. Air Conditioners. Student-supplied air conditioning units are not permitted unless for medical reasons approved by Residential Life.
19. Commercial Use/Unapproved Activities. UB Residential facilities are reserved to the use of registered students and UB invitees. Commercial activities, including solicitations, and unapproved use, are prohibited.
20. Pets are not permitted in UB residences except as may be required by law.
21. Official Check Out of the residence hall by a student, including removal of all personal property, must take place no later than 24 hours after the student's last final exam or by the closing date and time set by the University, whichever comes first. If the student fails to remove his/her property within seven (7) days after the official exit/closing date, the University shall have the right to consider it abandoned and destroy it. The student shall return all keys before leaving or be held financially responsible.
22. Temporary Accommodations for students may be necessary when the University determines that a residence hall needs to be closed. The student shall promptly move and remain at the temporary housing until authorized to return. The University, within the limits of on-campus alternatives, will relocate students to reasonably comparable facilities. The University shall in no event be responsible for temporary interruptions or loss of services, including heat, water or electricity. In cases of excessive enrollment, it may be necessary for the University to offer other temporary accommodations until a permanent room is assigned; in this event, the University is not responsible for telephone, cable television, or other incidental costs incurred by students. The University will, however, provide assistance in relocating the student and property. If assigned to temporary housing, once the university identifies permanent accommodations, the student must move to them.
23. Violation of Contract, or any part thereof, may result in removal of the student's property from the room, debarment of the student from the residence hall, fines, and/or other legal remedies, which the University may impose (with written notice to student).
24. Partial Invalidity of any part of this contract by a court shall not render the balance of this contract invalid or unenforceable.
25. A Housing Deposit, except for summer sessions, is required to reserve a room as new student. Returning students require a housing deposit to reserve a room for the fall semester paid in the spring semester. This deposit will be applied to the student's account. The \$225.00 Housing Deposit is refundable under the following conditions only: 1. 100% refundable if: (a) the University refuses the student admission to the residence halls: (b) new student withdraws in writing to the Office of Housing and Residential Life on or before June 1. 2. 50% refundable if: Returning student decides not to live in residence halls by June 1.
26. Sex Offender. I understand that I am not eligible to live in the residence hall system if I am required to register as a Sex Offender under the provisions of Connecticut General Statutes or under any equivalent system in any other jurisdiction. Should I be required to register as a Sex Offender after signing this license, I expressly agree to notify campus security within 24 hours and to vacate within 48 hours of such classification. I also understand that the University reserves the right to assign any student required to register as a Sex Offender to a hall or room type deemed appropriate by the University. Any misrepresentation or violation of these obligations will lead to cancellation of this agreement, dismissal from student housing, and may lead to further disciplinary action by the University.
27. Storage in the residence halls is available on a first come, first served basis and is at the student's own risk (if space is made available). University furniture can neither be removed from student rooms, lounges, or other common areas, nor stored in University storage areas, except by staff. Refund for Housing Cost. No reduction in charges is made for temporary absence from the residence halls nor is any refund made if a student is suspended, dismissed, or leaves the residence hall for any reason during the academic year, September to May, or the summer session, May to August. Please consult the UB Catalog or Registration booklet for additional refund information.
28. In the event that written notice is required of the University regarding any of the provisions of this contract, the notice will be sent to the student's residential address, if school is in session, and if school is not in session, notice will be sent to the student at the student's last given residence address at the registrar's office.