

# UF STUDENT HOUSING AGREEMENT

## TERMS AND CONDITIONS



THIS STUDENT HOUSING AGREEMENT (“Agreement”) is entered into as of \_\_\_\_\_ (“Effective Date”) by and between THE UNIVERSITY OF FLORIDA BOARD OF TRUSTEES (“University”), for and on behalf of its Department of Housing and Residence Life (“Department”), and \_\_\_\_\_ (“Student”).

- A. University owns and/or operates student residence hall facilities on and near its main campus in Gainesville, Florida, in order to provide on-campus housing to enrolled University students during specified times of the academic year.
- B. Student is a prospective or enrolled University student that either intends to enroll or remain enrolled in the University for the duration of the term of this Agreement.
- C. Student has previously submitted an application to University expressing a desire to occupy and utilize an assigned space in one of the University’s single-student residence hall facilities, and Student understands that University shall assign the particular facility and room (the “Space”) subsequent to Student’s execution of this Agreement.
- D. Student is required to execute this Agreement in order to secure a Space, and University and Student enter into this legally binding Agreement to set forth the terms and conditions of their agreement governing Student’s occupancy and use of the Space.

In consideration of the mutual promises and covenants contained herein, University and Student agree as follows:

### 1. GENERAL

**1.1 Recitals.** The recitals set forth in the background section above are true and correct and are incorporated herein by reference.

**1.2 Effective Date.** This Agreement becomes effective and enforceable immediately upon the Effective Date, which is the date Student electronically signs this Agreement via the Department’s on-line portal.

**1.3 Grant of Use.** In exchange for Student’s payments to University in accordance with this Agreement, and subject to all of its terms, conditions, and restrictions, University grants conditional authorization to Student to occupy and use the Space, to be determined and assigned to Student within the Department’s sole discretion. Student must be a prospective or degree seeking University student that either intends to enroll or remain enrolled in the University for the duration of the term of this Agreement. To qualify the student must be a degree-seeking University of Florida student as defined by their college or school and be enrolled for a minimum of two credit hours.

**1.4 Term & Occupancy.** This Agreement is binding upon the parties as of the Effective Date. Student’s authorization to occupy and use the assigned Space is valid only for the \_\_\_\_\_ semester(s) (“Term”). Exact dates for the beginning and end of each semester, as well as move-in and move-out dates, are available on the Department’s website at [housing.ufl.edu](http://housing.ufl.edu). Student occupancy of a Space between semesters (also known as intersession housing) is not provided as a part of this Agreement. Student’s occupancy of the Space shall officially begin when the Student signs for the keys to his/her assigned Space, and shall terminate when written authorization is completed and the above noted key(s) are returned to the appropriate Department Area Office.

**1.5 Space Assignment.** The University's acceptance of this Agreement does not guarantee Student's assignment to a particular residence hall, room type, rental rate, or location, nor does it determine final admission to the University. Student acknowledges that any preferences indicated in Student's application with regard to a specific residence hall, room type, location, or roommate request are preferences only, and any cannot be guaranteed. Entering into this Agreement legally obligates Student to make payment to University for the Department-assigned Space, regardless of any Student-indicated preferences concerning a specific residence hall, room type, rental rate, location, or roommate. University's assignment of a Space to Student, and Student's continued occupancy of a Space, are contingent upon Student's final admission to the University and timely payment of all charges and fees to University, including those due under this Agreement.

**1.6 Department's Assignment Considerations.** In accordance with the University's educational philosophy of total integration of all facilities, and in accordance with the laws of the United States, race, creed, color, religion, and national origin are not considered criteria in the placement of students in residence halls or in space assignments.

**1.7 Student Acknowledgement of Policies.** Student (or legal guardian of a minor student), by entering into this Agreement, acknowledges that he/she has read, understands, and agrees to comply with all University and Department regulations, policies, standards, and procedures (collectively, the "Policies") more fully set forth on the websites reached by the links below and incorporated herein by reference (which Policies University may update or amend from time to time, as it sees fit):

- [Medical and Disability Housing Accommodations](#)
- [Housing Community Standards](#)
- [UFIT Acceptable Use Policy](#)
- [Regulation Number: 1.0102 Policies on Information Technology and Security](#)
- [Regulation Number: 4.040 UF Student Conduct and Honor Code](#)
- [Infinity Hall Addendum](#) (applicable only to Students assigned a Space in Infinity Hall)

Student's violation of any University Policies, or University's Student Code of Conduct, may, within the discretion of the University's Associate Vice President for Student Life (or his/her designee), be considered a breach of this Agreement.

**1.8 Department Discretion.** The Director of Housing Operations (or their designee), in his/her sole and absolute discretion, may cancel this Agreement or change Student's Space assignment in the interest of order, discipline, health, safety, security, maximum utilization of Department facilities and resources, and/or educational delivery, or for the Student's failure to pay rent or charges in a timely manner.

**1.9 Space Not Transferable.** Student's assigned Space may be inhabited ONLY by the Student, and such Space is not transferable or assignable without the Department's prior written approval. Spaces may not be sublet to another person(s). Appropriate monetary charges, as determined by the Department, will be assessed, and/or disciplinary action will be taken against violators of the provisions in this paragraph.

**1.10 No Residency Requirement.** Student acknowledges that University does not require any student to reside on-campus.

**1.11 Enrollment Requirement.** Student must remain enrolled in University courses during each semester covered by the Term of this Agreement. Should Student fail to meet this enrollment requirement, University may cancel this Agreement and require Student to vacate his/her assigned Space in accordance with applicable University Policies or other applicable laws, regulations, policies, or procedures.

**1.12 Correspondence.** Correspondence from Housing will be available via the Housing Portal or emailed to students at his/her official University email account.

## 2. STUDENT PAYMENT OBLIGATIONS

**2.1 Amount of Rent.** Student acknowledges that different Department facilities have different rental rates. The amount of rent Student will be obligated to pay will depend on the Space assigned to Student, and Student's rental amounts will not be known until such assignment is made. Rental rates are reviewed and subject to change annually. A rate schedule reflecting the current rental rates associated with the Department's various facilities is available at [housing.ufl.edu/rates](http://housing.ufl.edu/rates), which schedule is incorporated herein by reference. Student acknowledges that he/she will be bound by this Agreement so long as any increase in the rental rate associated with Student's assigned Space prior to Student's occupancy is in accordance with this Agreement.

**2.2 Payment of Rent.** Rent is billed per semester to students One.UF account. The balance of any rent payments received after payment due date will result in the assessment of a \$125 late charge.

**2.3 Unpaid Charges.** Any unpaid rent, cancellation, or other charges accruing under this Agreement will result in a hold being placed on Student's record and/or academic transcripts.

## 3. OCCUPANCY MATTER

**3.1 Utilities.** The University is not liable for interruption or failure of utilities such as heating, air conditioning, water, electricity, Wi-Fi, etc. The University reserves the right to assess additional charges and/or rent during the Agreement period to offset increased utility and/or other operational costs, provided the University gives written notification to the student at least 30 days prior to any increase in rent or charges.

**3.2 University Entry Rights.** Authorized University personnel may enter Student's Space without the Student's permission for maintenance/housekeeping purposes and for fire/safety inspections. When authorized University personnel have reasonable belief that a violation of a University Policy, or violation of any local, state, or federal law, regulation, or ordinance is in progress, or in the event of an emergency, such personnel may enter Student's Space without notice to Student.

**3.3 Condition of Space.** Student's Space shall be kept clean and orderly. Charges may be assessed to Students for damage to, unauthorized use of, or alterations to, rooms, furnishings, appliances, equipment, locks, or buildings, and for special cleaning necessitated by improper care of rooms, furnishings, appliances, or equipment either within Student's Space or on the floor or in the section of the facility wherein Student's Space is located.

## 4. AGREEMENT CANCELLATION

**4.1 Department Approval Required.** Notwithstanding anything contained herein, and even when Student's cancellation is permitted under the terms of this Agreement, this Agreement may not be canceled without, and no cancellation shall be effective until Student has received, the prior written approval of the University's Director of Housing Operations or their designee. Such approval will be in accordance with, and subject to, the terms and conditions of this Agreement.

**4.2 Cancellation Circumstances.** A Student cancellation request must be expressly authorized by the terms and conditions of this Agreement, must be made via the Housing Portal, and must result from one of the circumstances set forth in this Article 4. The University may, within its sole discretion, deny all other cancellation requests. Cancellation of an Agreement may be subject to the cancellation fees as set forth in Article 4 below. Cancellation of the Agreement is subject to the other conditions contained

herein, including the payment of applicable cancellation fees, and will be permitted in the following circumstances:

**4.2.1 Incoming / Newly-Admitted Student.** Student is an incoming or newly-admitted student to University, and Student receives approval from University Admissions to defer matriculation to a later term. Student is an incoming or newly-admitted student to University, but Student notifies University Admissions that Student will not be attending the University. Notification and a written request to cancel the Agreement must be submitted to the Department on or before May 1.

#### **4.2.2 Current Student**

**4.2.2.1** Student will remain enrolled in the University and attend classes during the entire Term of this Agreement and:

**4.2.2.1.1** Student requests cancellation of this Agreement in writing to the Department on or before May 1 for an Agreement with a term that begins with the Fall or Spring semester.

**4.2.2.1.2** Student requests cancellation of this Agreement in writing to the Department due to withdrawal or course not offered for an Agreement with a term that begins with Summer A or Summer B semester.

**4.2.2.1.3** Students participating in an internship, co-op or study abroad activity for which they will receive University course credit, or fulfilling a requirement of their University degree; in such instances Student may cancel this Agreement without a cancellation fee provided that Student supplies appropriate documentation (as determined by the Department) substantiating the relevant circumstances.

**4.2.2.2** Student will not remain enrolled in the University and attend classes during the entire Term of this Agreement and:

**4.2.2.2.1** Student (a) withdraws from the University prior to the end of the applicable drop/add period for the upcoming semester; (b) cancels University course registration for upcoming semester; and (c) supplies appropriate documentation (as determined by the Department) from Student's University-appointed academic adviser verifying that Student will not, and does not intend to, enroll in University courses for the upcoming semester.

**4.2.2.2.2** Student withdraws from the University or cancels their course registration after the end of the applicable drop/add period for a given semester, or is granted a Medical Withdrawal through the University Dean of Student's Office. Upon the occurrence of any of the foregoing events, Student is required to notify the main Department office and vacate their assigned Space within 24 hours of withdrawal or cancellation of registration, and Student will remain liable for the full amount of rent under the entire Term of this Agreement. Any reduction in rent charges, if granted by the University, will be based on the date that the Student completes all of the following: (a) withdraws or cancels their course registration, (b) notifies the main Department office that they have withdrawn or cancelled their course registration, and (c) vacates their assigned Space and returns all keys. If, after indicating that they will not be attending the University, Student later enrolls or re-enroll in classes for the semester(s) covered by the cancelled Agreement, Student shall be fully responsible for all rent that would have otherwise been due under the Agreement but for cancellation. In addition to any rent owed under this Agreement and pursuant to this provision, Student will be charged a cancellation fee determined by cancellation fee schedule section of this Agreement.

**4.2.2.2.3** Student is graduating from the University, or is required by law to leave the University in order to fulfill service obligations to the U.S. military, during the Term of this Agreement; in such

instances Student may cancel the Agreement with regard only to the semester(s) subsequent to Student's graduation or departure for military service, and no cancellation fee will be charged.

#### **4.3 Cancellation of Fee Schedule**

Unless a different Cancellation fee is specifically stated above, a Student whose Cancellation request is approved for Fall will be charged a cancellation fee of:

- \$225 if Cancellation request was submitted in the Housing Portal on or before May 1; or
- \$500 if Cancellation request was submitted in the Housing Portal May 2-31; or
- \$750 if Cancellation request was submitted in the Housing Portal June 1-30; or
- \$1000 if Cancellation request was submitted in the Housing Portal July 1-31; or
- \$1250 if Cancellation request was submitted in the Housing Portal August 1-16; or
- Half the remaining Hall rate for the Agreement if Cancellation request was submitted in the Housing Portal the day before halls open-before the 5th day of classes.
- Full Hall rate for the Agreement if Cancellation request was submitted in the Housing Portal after the 5th day of classes.

Unless a different Cancellation fee is specifically stated above, a Student whose Cancellation request is approved for Spring will be charged a cancellation fee of:

- \$225 if Cancellation request was submitted in the Housing Portal on or before November 1; or
- \$500 if Cancellation request was submitted in the Housing Portal November 2-31; or
- \$750 if Cancellation request was submitted in the Housing Portal December 1-15; or
- \$1000 if Cancellation request was submitted in the Housing Portal December 16-31; or
- \$1250 if Cancellation request was submitted in the Housing Portal January 1-the day before halls open:  
or
- Half the remaining Hall rate for the Agreement if Cancellation request was submitted in the Housing Portal opening day or before the 5th day of classes.
- Full Hall rate for the Agreement if Cancellation request was submitted in the Housing Portal after the 5th day of classes.

Unless a different Cancellation fee is specifically stated above, a Student whose Cancellation request is approved for Summer A, Summer B, or Summer C will be charged a cancellation fee of:

- \$225 if Cancellation request was submitted in the Housing Portal on or before April 15; or
- \$500 if Cancellation request was submitted in the Housing Portal April 16-the day before halls open; or
- Full Hall rate for the Agreement if Cancellation request was submitted in the Housing Portal after the 5th day of classes.

**4.4 Appeals.** In extenuating circumstances, Student may submit to the Department one cancellation appeal request for circumstances that do not meet the criteria set forth herein. The Department's Housing Appeals Committee, within its sole and absolute discretion, may, but is not required to, authorize a hardship cancellation after written petition from the Student. If the Housing Appeals Committee releases Student from this Agreement, Student will remain subject to any applicable charges or fees as determined by the Housing Appeals Committee, including, but not limited to, a cancellation fee. Decisions of the Housing Appeals Committee are final and cannot be further appealed.

**4.5 Full Rent Due for Unauthorized or Late Cancellation.** If Student attempts to cancel their Agreement for any reason or in any manner other than as authorized herein; or without receiving the Department's explicit written approval; or if Student attempts to cancel this Agreement (for any reason) after the 5th day of classes in a given semester, Department may either, in its discretion, (a) deny Student's request for cancellation, or (b) cancel the Agreement upon Student's full and final payment to the University of the entire amount of rent owed to University during the Term of this Agreement. The Department's Housing Appeals Committee may consider exceptions from this requirement for severe and extenuating circumstances.

## 5. MISCELLANEOUS

**5.1 University Interpretation Controls.** University shall make the final interpretation of, or determination under, all provisions of this Agreement, as well as any related University Policies.

**5.2 University Not Liable.** The University is not liable for loss of or damage to Student's personal property kept in Student's assigned Space or on or about any of Department's facilities.

**5.3 Modification.** This Agreement may not be modified or amended, except by a further written instrument executed by both University and Student.

**5.4 No Waiver.** Any failure by either party hereto to exercise any of its rights hereunder shall not be construed as a waiver of such rights, nor shall any such failure preclude exercise of such rights at a later time.

**5.5 Severability.** Whenever possible, each part of this Agreement shall be interpreted in such a manner as to be valid under the applicable law. However, if it shall be found that any part of this Agreement is illegal and unenforceable, such part or parts shall be of no force and effect to the extent of such illegality or unenforceability, without invalidating the legal and enforceable remainder of such part or parts or any other part of this Agreement.

**5.6 Assignment.** This Agreement shall not be assigned by either University or Student without the express written consent of the other party, which consent may be given in each party's sole discretion.

**5.7. Headings.** Section headings used in this Agreement are for convenience only and are not to be construed as part of this Agreement.

**5.8 Construction.** This Agreement shall not be construed more strongly against any party, regardless of who is responsible for its preparation.

**5.9 Public Records.** This Agreement is subject to the Public Records Law of the State of Florida, Chapter 119, Florida Statutes

**5.10 Governing Law; Venue.** This Agreement and all transactions governed by this Agreement shall be governed by, and construed and enforced in accordance with, the laws of the State of Florida without regard to principles of conflicts of laws. In the event of any legal or equitable action arising under this Agreement, the parties agree that the jurisdiction and venue of such action shall lie exclusively within the courts of record of the State of Florida located in Alachua County, Florida, and the parties specifically waive any other jurisdiction and venue.

**5.11 Sovereign Immunity.** Nothing contained herein shall be construed or interpreted as (a) denying to either party any remedy or defense available to such party under the laws of the State of Florida; (b) the consent of University or the State of Florida or their agents and agencies to be sued; or (c) a waiver of either University's or the State of Florida's sovereign immunity beyond the limited waiver provided in section 768.28, Florida Statutes.

**5.12 Merger.** This Agreement is the complete, entire, final, and exclusive statement of the terms and conditions of the agreement between the parties as of the Effective Date, but subject to any addendum or amendment entered into between University and Student subsequent to the Effective Date (including an addendum pertaining to Infinity Hall, if applicable). This Agreement supersedes, and the terms of this Agreement govern, any prior collateral agreements, whether written or oral, between the parties with respect to the subject matter hereof.

**5.13 Time of the Essence.** Time is of the essence of this Agreement.

**5.14 Electronic Signature; Counterparts.** This Agreement may be executed by electronic signature in accordance with Florida law, and in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

**6. INFINITY HALL ADDENDUM** [housing.ufl.edu/infinityhalladdendum](https://housing.ufl.edu/infinityhalladdendum)

**7. STUDENT ELECTRONIC SIGNATURE**

**Student Signature:** \_\_\_\_\_

**Signed Date:** \_\_\_\_\_