

Housing Contract 2024–2025

Valdosta State University

Housing & Residence Life

ADDRESS 1500 N. Patterson St. • Valdosta, GA 31698–0400

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PLEASE READ AND ELECTRONICALLY SIGN THE CONTRACT. A DIGITAL COPY OF THIS AGREEMENT REMAINS ACCESSIBLE IN THE STUDENT HOUSING PORTAL AND IT IS RECOMMENDED TO KEEP A COPY OF THIS AGREEMENT FOR YOUR RECORDS. STUDENTS UNDER THE AGE OF 18 ARE REQUIRED TO HAVE A PARENT, GUARDIAN, OR GUARANTOR ELECTRONICALLY SIGN THIS AGREEMENT ON THE STUDENT'S BEHALF.

This is a legally binding document with Valdosta State University (the University). When a student is under the age of 18 and the University. This means that signing this contract for a room in University Housing for the entire contract period, regardless of available placement status. The cancellation of this contract will result in an applicable fee assessment, in accordance with Section VI. Contract Cancellation and Forfeiture by Resident.

This Contract ("Contract") should be read carefully and not accepted until the housing application fee is made/paid. Once payment is secured, this contract should be electronically signed by the Parent or Legal Guardian as a guarantor of student's obligations under this Contract if the student is under 18).

Students accepted to Valdosta State University are eligible to live in University Housing, and students must be enrolled at the University before completing the Housing application process. Acceptance of this contract is contingent upon the student's commitment of admission to the University and any Housing assignment inadvertently made to a student who has not been admitted to the University for the involved academic term shall be null and void. University Housing requires at least part-time student status in online or face-to-face courses as determined by the University's Registrar's Office. Students will not be permitted to maintain University Housing during academic sessions without being enrolled. The only exception is summer sessions.

I. TERM OF CONTRACT

A. This Contract is binding when executed by the Resident (parent/ guardian/ guarantor if the student is under the age of 18) on the date electronically signed or submitted online). The Contract obligates Resident for the entire Fall and Spring academic year or the portion of the academic year remaining after Resident moves into the Residence Facility (the "Term").

1. The Term for a Resident assigned in Centennial 11.5-month apartment facility extends to July 31, 2025.

2. The Term for a Resident assigned in Centennial 11.5-month apartment facility and renewing in the same assignment for the upcoming year will begin on August 1.

B. University Housing will designate the date when a Resident may move into the Residence Facility and the date by which the Resident must move out of the Residence Facility or twenty-four hours after the Resident's last final exam. A Resident does NOT have to move out between Fall and Spring semesters if they remain enrolled for the Spring term. These dates will be published on the University Housing website

B. Non-Discrimination and Anti-Harassment: In performance of this Contract, and consistent with the University's Non-Discrimination and Anti-Harassment Policy, the University shall not unlawfully discriminate on the basis of race, color, sex (including sexual harassment and pregnancy), sexual orientation, gender identity, ethnicity or national origin, religion, age, genetic information, disability or veteran status. Valdosta State University will provide Resident with a space in the Residence Facility for his/her occupancy as a residence.

C. Conditions of Occupancy. University housing facility occupancy depends on the exhibition of behavior compatible with maintenance of order and property. Additionally, the following requirements must be met:

1. The University cannot make a housing assignment until the student is fully admitted to the University and the housing application, fee, and deposit are received.
2. The student must be enrolled for a minimum part-time status in online or face-to-face courses as

3. Theme Communities: Residents who request and are assigned to live in a theme community agree to abide by any additional policies or community shared values established to facilitate the community. If the resident fails to abide by the theme community agreements, they may be removed from the community/floor/building and assigned to another residential space on campus. Priority will be given to the Theme Community request over roommate and hall preferences. A resident choosing to no longer participate in a Theme Community is not a release from Contract.
 4. Roommates: Roommate requests that are properly submitted in the online application by May 1 will be honored to the best of our ability, dependent on availability. Roommate requests must be mutual and accepted by all residents involved.
 5. Transfer of Space: No transfer or assignment of this Contract or the space assigned to Resident is permitted. Valdosta State University can transfer or assign its interest in this Contract at any time.
- G. Reassignment and Room Changes
1. Reassignment: University Housing reserves the right to change a Resident's assignment for purposes of consolidation, maximization of space and resource utilization, responding to enrollment fluctuations, physical facility problems, establishment of a special interest building, floor, unit, or section, accessibility accommodations, disciplinary reasons, staff changes, emergency evacuation and shelter purposes, and other reasonable purposes determined by the University. Reassignment may be to another building or unit operated or leased by Valdosta State University or University. Notice of such reassignment should be at least 24-hours in advance if possible.
 - a) *For a Resident assigned in Centennial 11.5-month apartment facility, University Housing reserves the right to assign, consolidate, or reassign space (with at least 24 hours notice if possible) over the summer to prepare for the upcoming Fall assignments.*
 2. Room Changes: Room changes may not be made without the approval of the Office of Housing and Residence Life. During the first two-weeks of the semester, a no-room change period is in place. Once the room-change period opens, residents are permitted to request room changes and will be assigned on a first-come, first-available basis. Room changes not authorized by University Housing are a breach of this contract and will result in a fine as shown on the website and posted to Resident's student account.
- H. Housing Accommodations Due to Disabilities or Emotional Support Animals
1. Requesting Accommodations: If requesting accommodation due to a disability (including medical conditions), the requests should be reviewed and approved by the VSU's Access Office for Students with Disabilities. Students planning to apply for accommodation should indicate that option in the Housing portal at time of application. University Housing recommends students work with the Access Office no later than 6 to 8 weeks prior to move-in to allow adequate time for approvals. If a Resident is approved for accommodations, the Access Office will notify University Housing.
 2. Emotional Support Animals can aid in facilitating the independence of some individuals with certain types of disabilities. Therefore, per the Fair Housing Act, the university does provide reasonable and appropriate accommodations for a documented student with a disability for an emotional support animal. Specific requirements and guidelines concerning the appropriate use of and protocols associated with emotional support animals can be found on the University Housing website. Emotional Support Animals are limited to a Resident's room and are not permitted in communal spaces, public residential spaces, and inside other facilities on the University campus.
- I. Entering a Resident Room:
1. Keys and Access Cards: The Resident is issued access to their assigned building, room/suite/apartment through the VSU ID card and key. The Key remains property of University Housing intended for the Resident's use only and should not be duplicated or loaned to another Resident or non-Resident. Residents that lose or do not return keys upon separation from Housing are subject to replacement costs including the full replacement of locks and keys for all Resident's impacted.

2. Right to Enter: The University reserves the right for staff, personnel, agents, and/or contractors to enter Resident's room for purposes of verifying occupancy, housing and university policy enforcement, maintenance, improvements, inventory control, sanitation, pest control, safety, fire protection, evaluation of conditions potentially affecting the health or safety of occupants of the Residence Facility, responding to epidemic or emergency conditions, to reclaim University property, and for any other purpose allowed by University policy. Furthermore, Valdosta State University reserves the right to provide law enforcement officers with access to the Resident's room to conduct a valid search or serve an arrest warrant. The University reserves the right to remove and hold in storage any items deemed hazardous to the building or its occupants (i.e. explosives, firearms, alcohol deemed illegal, chemicals, open flame burning items, hunting bows, weapons, etc.). Health, fire, and safety inspections will occur periodically. Resident is not required to be present at the time of maintenance, inspection, or other entries described in this Contract.
- J. Check-Out Requirements: Resident must meet the following check-out requirements to avoid incurring daily room charges and improper check-out fine:
 1. (i) Resident has moved all personal property from the Residence Facility;
 2. (ii) Resident's assigned space has been cleaned and trash removed by Resident; and
 3. (iii) the proper check-out records, keys, and access card(s) have been returned to authorized University Housing staff.
- K. Personal Property: Neither Valdosta State University nor University Housing is responsible for unclaimed personal property and items left in any part of the Residence Facility 3 (three) business days after checkout or cancellation of this Contract. Items left are deemed abandoned and will be disposed of.

1. The University, at its sole discretion, shall determine the amount of any costs for cleaning, loss or damage and shall notify the resident of any such charges. Payment is due upon such notification. Failure to pay assessment will result in the forfeiture of the deposit and/or a hold on the resident's registration, graduation, or issuance of transcript.

No existing furniture shall be removed from the Resident's space unless by University Housing.

Disposal of Grease. Cooking grease is forbidden to be poured down sinks, toilets or thrown outside on the grounds and must be properly disposed.

E. Conduct and Responsibly: University Housing will take every effort to first identify the person(s) allegedly responsible/liable for violating University policies, creating a filthy or unsanitary environment, causing furniture and equipment repair/replacement, and/or property damages in excess of normal wear and tear.

1. When the University determines that it is unable to assign responsibility/liability for such situations, the Resident shall share equally with other hall/unit/suite residents the cost of cleaning, repair or replacement of any University property in common areas of the residence hall/unit/suite including, but not limited to, hallways, lounges, bathrooms, and laundry rooms.

F. Fire Alarms and Fire Drills: The resident agrees to evacuate the building during a fire alarm, including scheduled fire drills. Fire drills will be held once per semester at the direction of VSU Environmental and Occupational Safety. Failure to evacuate during a fire drill could result in a fine and/or student disciplinary action.

G. Restricted Residential Items: The use of hotplates, space heaters, or window air conditioning units is strictly forbidden. The University reserves the right to remove any unauthorized or dangerous electrical item. No TV antennas or dishes are permitted outside the residence hall rooms or apartments. In addition to other disciplinary actions, residents may be required to remove stereos, musical instruments, or other audio implication devices from their room. Darts and dart boards are not allowed in the residence halls. This is not intended to be a complete list of items not permitted in the residence halls. Please visit the Housing and Residence Life website for an up-to-date list of restricted items.

Pets: No pets (except non-carnivorous fish) are allowed in the residence halls unless and approved and registered

J. Tobacco and Smoke-Free Campus: The University System of Georgia Properties, including Valdosta State

3. be secured through Financial Aid grant / scholarship / Athletics or Veteran Affairs.

If neither of the three conditions are true, you agree to forfeit your room assignment and you understand that you may not be reassigned to your original assignment. In such a case, the status of your housing assignment will move to a Pending Assignment status until you pay 100% of the Housing Fee or have arrangements made through options listed above. Reassignments for students who subsequently pay 100% of their housing fees will occur until all housing vacancies are filled.

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4. A resident who forfeits the privilege to live in the residence halls and is asked to vacate the room due to disciplinary action is not eligible for a refund of any portion of the housing bill or their deposit.
5. No refunds will be issued for cancellations at and after semester mid-term.

VI. CONTRACT CANCELLATION AND FORFEITURE BY RESIDENT

A.

VII. CONTRACT CANCELLATION BY VALDOSTA STATE UNIVERSITY

A. For Cause: The occurrence of any of the following events by Resident will constitute a breach of this Contract for which University Housing on behalf of Valdosta State University may cancel this Contract for cause and take immediate possession of the room upon written notice to Resident:

1. Violation of any term or provision of this Contract, including but not limited to failure to pay all applicable fees when due; this may result in a "Hold" being placed on the Student's official transcript and will prevent subsequent registration at Vniver tra 8n.1 m by Re7.4nt: 228.012 -1.422 Td(1.)Tj/TT1 1 Tf0 Tc 0 Tw 0.759 0

C. Indemnification and Release: Resident (and Guarantor, if Resident is under age 18) agrees to indemnify and hold harmless Valdosta State University, University Housing, and their respective directors, board members, agents, and employees from and against all claims, actions, judgments, damages, liabilities, costs, demands, losses, and expenses (including, without limitation, reasonable attorneys' fees and disbursements) resulting from or arising out of injury to the person or property of Resident or Resident's guests while Resident resides in the Residence Facility, regardless of the cause (including, but not limited to, injury resulting from engagement, involvement, participation by Resident or any of Resident's guests in any event sponsored by University Housing or Valdosta State University) unless such injury is caused by the negligence or intentional misconduct of Valdosta State University, University Housing, or their respective agents. Resident (and Guarantor, if Resident is under age