

University Housing Contract Terms

Residence Halls, Wall & Grand Apartments, and Elizabeth Street/Evergreen Terrace Furnished Apartments Fall 2025/Spring 2026

I. Formation of Contract

- A. The student resident ("resident") agrees to comply with the University Housing Contract Terms and rules and regulations as outlined in the *Resident Handbook*, available online at housing.siu.edu/_common/documents/resident-handbook.pdf.
- B. This contract is binding when accepted by University Housing.
- C. This contract is for the entire academic year or balance thereof. Opening and closing dates are online at housing.siu.edu/housing-calendar.
- D. The residence halls will be closed between semesters and during University breaks. Break housing may be available in the designated break housing hall for an additional fee. On-campus apartments remain open during academic year breaks. Summer semester is not included in this contract.
- E. Rates are subject to approval by the SIU Board of Trustees.

II. Assignment of Space

- A. This contract does not guarantee a specific room or apartment assignment.
- B. University Housing reserves the right to: change the space assignment of a resident at any time; authorize or deny room or apartment and roommate changes; consolidate vacancies; change the designation or restriction of a room, apartment, floor or building; and designate spaces as over-assigned (a temporary assignment to an over-assigned space may be made until a permanent space is available).
- C. Living Learning Community spaces are designated based upon anticipated program enrollment and may be modified.
- D. Residents in an under-assigned room with one or more empty bed(s) must either: pay the single room rate; find their own roommate; be consolidated by University Housing with another resident; or, if offered by University Housing, remain in the room and leave half the room and room furnishings readily available to accept a new roommate at any time at the discretion of University Housing. Failure to accommodate an immediate roommate may result in the assessment of single room charges from the original date of single occupancy.
- E. Southern Illinois University Carbondale provides equal educational opportunities for all qualified persons without regard to race, color, religion, sex, national origin, age, disability, status as a disabled veteran or a veteran of the Vietnam era, or sexual orientation.

III. Eligibility

- A. Resident must be a full-time, SIU Carbondale student.
- B. Occupancy is restricted to the contracted resident(s). No one else is permitted to reside in the room or apartment.
- C. Resident must meet additional eligibility requirements for on-campus apartment living. Eligibility requirements are available online at <https://housing.siu.edu/housing-options/apartments/contracts/eligibility.php>.

IV. Contract Payments and Charges

- A. Resident agrees to pay the University the applicable room, apartment, and dining plan charges billed to their Bursar account.
- B. Resident also agrees to pay a charge or fine for the following, and for related items listed in the *Resident Handbook*, if applicable:
 - 1. Single room (rates available online). Residents who contract for a single and then request to be converted to a double room after checking in will be charged a \$500 contract change fee after the move and will be reassigned to a double room with a roommate.
 - 2. Break housing (residence hall residents only)
 - 3. Damages beyond normal wear and tear to the room, apartment, and common areas.
 - 4. Dining hall violations.
 - 5. Lost keys and/or fobs.
 - 6. Lounge furniture misuse.
 - 7. Tampering with safety devices.
 - 8. Improper checkout. A proper checkout occurs when the resident makes an appointment to check out at a specific, agreed-upon time.
 - 9. Collection and/or administrative charges on delinquent accounts.
- C. Any financial aid funds distributed by the Financial Aid Office that are available for payment of current University Housing charges will be applied directly by the University in a lump sum on the earliest date available.

V. Non-Liability

- A. The University assumes no liability for:
 - 1. Theft of resident's personal property, except when due to negligence of the University or its agents.
 - 2. The loss due to damages or personal injuries to resident and resident's personal property resulting from electrical wiring; plumbing; fire; heating; water; ice; snow; steam; sewage; gas lines; or from any other damage, except when due to negligence of the University or its agents.
 - 3. The loss due to damages and personal injury resulting from the negligence of any other student in the area.
- B. Residents may, at their own expense, purchase insurance for coverage of loss due to the above-mentioned circumstances. Contact an insurance carrier to discuss options.

VI. Responsibility

- A. During the term of this contract, resident will maintain room, apartment, fixtures and furnishings in good condition and will return these items in the same condition, allowing for reasonable wear and tear.
- B. Resident will keep the premises in a clean and orderly condition and shall refrain from creating any condition that may be considered detrimental to the health or safety of the resident or others, and will report immediately any loss or damage to the area office. Any loss of, or damage to, University property incurred by the resident will result in charges assessed by the University.
- C. Upon cancellation or completion of the term specified in this contract, University Housing will inspect the premises and provide resident with damages and charges, if applicable, for which resident is responsible.

VII. Cancellation of Contract by Resident

- A. Resident is responsible for notifying University Housing of cancellation of contract. **Notification to another University office will not cancel the contract. A PHONE CALL IS NOT AN ACCEPTABLE CANCELLATION.** The resident must follow cancellation procedures online at housing.siu.edu/housing-options/residence-halls/contracts/cancellations.php. Withdrawal or academic suspension does not automatically release resident from contract.
- B. Cancellation fees are listed below. Prepayments are applied towards cancellation fees.
- C. If the resident vacates or abandons a room or apartment and leaves behind any personal property, such property shall be deemed abandoned by the resident. Abandoned property will be handled in accordance with University Housing procedures and the resident will be charged room and board up to the point that he/she is officially checked out.

VIII. Cancellation of Contract by University Housing

- A. University Housing may cancel this contract for any breach listed below. There is a breach of contract if:
 - 1. Resident is no longer a full-time, SIU Carbondale student and remains unenrolled for the remainder of the contract term.
 - 2. Resident has any Housing charges that remain unpaid after the first University statement of account.
 - 3. Resident is involved in any preponderant violation of a University or University Housing rule and/or the Student Conduct Code.
 - 4. Resident at any time provides false information or withholds information.
 - 5. Resident does not check in by the first day of classes. Residents who fail to notify University Housing in writing of their inability to check in by the first day of classes may have their room assigned to another student. Residents who do not check in before August 31 will be considered a "No Show" and cancellation fees will apply. See "Cancellation Fees" below.
 - 6. Behavior of the resident indicates life or health of residents may be in danger. This is at management's discretion, with immediate eviction.
- B. In the event of cancellation of contract by University Housing, the resident agrees to vacate the room or apartment and cease using all University Housing facilities within a time to be specified by University Housing, and will pay all charges and liquidated damages due. Failure to vacate within the time specified will result in the door lock being changed on resident's room/apartment and resident's personal belongings being stored and/or disposed of in accordance with University Housing procedures for handling of abandoned property. If judicial proceedings are required, the resident agrees to pay for the University's reasonable attorney fees and costs.
- C. A waiver by the University of a breach or violation of any provision of this contract shall not operate as, or be construed to be, a waiver of any subsequent breach of the same or any other provision hereof.
- D. The University reserves the right to refuse to issue or to cancel a contract if the resident has been or is charged with or convicted of a criminal offense other than a minor traffic violation.
- E. If the University discontinues instruction on the Carbondale campus mid semester, University Housing may cancel this contract. Upon such cancellation the resident agrees to vacate promptly. The resident's University account will be adjusted accordingly.

IX. Cancellation Fees

- A. Whether the contract is cancelled by the resident or by University Housing, the following fees apply. Any prepayments will be applied to cancellation charges.

CANCELLATION DATES	CANCELLATION CHARGES
Before June 1	\$150
June 1 through August 9	\$500
After August 9, if NOT ENROLLED during the contract term	Room and meal charges to date of check out plus \$500
After August 9, if STILL ENROLLED during the contract term	Room charges for remainder of the contract

- B. If the resident withdraws from the University and does not attend classes for the remainder of the contract term, the cancellation charge will be reduced to room and meals to date of check out plus \$500. We do not prorate during the last two weeks of a term.
- C. No show students who are not enrolled in classes will have their contract cancelled and will be charged the cancellation fee, as shown above. No show students who are enrolled will continue to be billed applicable room, apartment, and dining plan charges until they cancel their contract.

X. Extenuating Circumstances and Disputes

- A. A resident may request relief from any of the above terms for extenuating circumstances upon submitting a petition to University Housing. Petitions must be signed by the resident. The petition form is available online at housing.siu.edu/resources.
- B. University Housing shall have the sole decision on the matter of such petitions. Petitions must be filed within one year of cancellation/check-out.

University Housing
 Student Services Building - Mail Code 6716
 Southern Illinois University Carbondale
 1263 Lincoln Drive, Carbondale, Illinois 62901
 618.453.2301 • housing@siu.edu • housing.siu.edu



2025-2026 University Housing Rates

Rates are subject to Board of Trustees approval and are charged by semester to the student's account.

A monthly Installment Payment Plan is available through the Office of the Bursar at bursar.siu.edu.

RESIDENCE HALLS

Undergraduate and Graduate Housing

ROOM TYPE	SEMESTER	ACADEMIC YEAR (9 MONTHS)
Double Rooms	\$5,630 per student (includes dining plan)	\$11,260 per student (includes dining plan)
Single Rooms	\$7,566 per student (includes dining plan)	\$15,132 per student (includes dining plan)
Super Single Rooms (former Triples)	\$7,566 per student (includes dining plan)	\$15,132 per student (includes dining plan)

* Includes the Saluki Anytime dining plan, a furnished room, all utilities, and internet.

** Contract is for one academic year (9 months).

DINING PLANS

DINING PLAN	RATE	DETAILS
Saluki Anytime Plan	\$2,252 per semester/ \$4,504 per academic year	Already included with residence halls contract. Provides unlimited meals.
Block-20 Plan	\$190 per block of 20 meals	Available to students not living in traditional residence halls.

WALL & GRAND APARTMENTS

Undergraduate and Graduate Housing

APARTMENT TYPE	SEMESTER	ACADEMIC YEAR (9 MONTHS)
4 Single Bedrooms/4 Students per Apt.	\$4,125 per student	\$8,250 per student
SUPER SINGLE 2 Double Bedrooms/2 Students per Apt.	\$5,378 per student	\$10,756 per student

* Includes a furnished apartment, all utilities, wireless internet and laundry.

** Contract is for one academic year (9 months).

EVERGREEN TERRACE APARTMENTS

Undergraduate (21 and over), Graduate, and Family Housing

APARTMENT TYPE	SEMESTER	CONTRACT LENGTH
BY THE BED		Academic Year (9 Months)
2 Bedroom – LARGER BEDROOM UNDERGRADUATE/GRADUATE (Apartment is shared with another student.)	\$2,247 per student	\$4,494 per student
2 Bedroom – SMALLER BEDROOM UNDERGRADUATE/GRADUATE (Apartment is shared with another student.)	\$2,152 per student	\$4,304 per student
BY THE APARTMENT		12 MONTHS
2 Bedroom Apartment GRADUATE/FAMILY	\$3,938 per apartment	\$9,450 per apartment
3 Bedroom Apartment GRADUATE/FAMILY	\$4,293 per apartment	\$10,303 per apartment

*Undergraduate/Graduate "By the Bed": These apartments include a furnished apartment, all utilities, and internet. The contract is for one academic year.

**Graduate/Family "By the Apartment": These apartments include an unfurnished apartment, all utilities, and internet. The contract begins date of move in, ends June,30. 12-month rate includes fall, spring and summer semesters.

ELIZABETH STREET APARTMENTS

Graduate Housing

APARTMENT TYPE	SEMESTER	Academic Year (9 Months)
Efficiency	\$3,052 per apartment	\$6,104 per apartment

* Includes a furnished apartment and all utilities.

** Contract begins date of move in, ends June 30. 12-month rate includes fall, spring and summer semesters.