

University Housing Contract Terms

Evergreen Terrace Graduate and Family Housing

2025-2026

I. Formation of Contract

- A. You agree to familiarize yourself with and to comply with these Contract Terms and University Housing rules and regulations as set forth in the *Residence Handbook*. A copy of the *Residence Handbook* is available online at <https://housing.siu.edu/common/documents/resident-handbook.pdf>. University reserves the right to update the *Residence Handbook* in its discretion and you agree to abide by such updated terms.
- B. This Contract is binding only when accepted by University Housing.
- C. The University reserves the right to increase fees and costs you are required to pay.
- D. Rates are subject to approval by the SIU Board of Trustees.
- E. Upon University's acceptance, Licensee is granted a limited license to utilize the assigned residence (and only the assigned residence) for residential purposes only. Licensee is prohibited from utilizing the assigned residence or any other part of the residence facility or grounds for commercial or nonresidential purposes.
- F. This Contract will be effective commencing on the Contract Beginning Date and ending on the Contract Ending Date as set forth above herein ("Contract Term")

II. Assignment of Space

- A. It is the policy of Southern Illinois University Carbondale to provide 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.
- B. Licensee acknowledges and agrees that this Contract does not grant Licensee any property interest in a residence provided pursuant to this Contract, including without limitation the right to a particular residence.
- C. University Housing reserves the right to change Licensee's residence assignment at any time and to authorize or deny assignment in its sole and absolute discretion.

III. Eligibility

- A. Licensee must be a full-time, SIU Carbondale student. If a Licensee is a full-time student during the Spring semester, has a contract for the following year, and is registered for Fall classes, they will not have to register for summer classes. Occupancy is restricted to the Licensee and their spouse, domestic partner, and/or children. No other adults or children are permitted to reside in the apartment. You may not assign or sublicense your residence or this Contract.
- B. Licensee must meet additional eligibility requirements for on-campus apartment living. Eligibility requirements are available online at housing.siu.edu/apartments/applications/eligibility.
- C. Licensee and dependent(s) must jointly occupy the apartment at least 20 days per month. If not, the University reserves the right to terminate the contract. Legal documentation showing custody of dependent(s) is required.
- D. Occupancy is limited to 5 years unless the Licensee is making continuous academic progress. 601 classes alone will not count towards continuous academic progress.

IV. Contract Payments and Charges

- A. Licensee agrees to pay the University the applicable charges.
- B. Licensee also agrees to pay a charge or fine for the following, and related items listed in the *Residence Handbook*, if applicable:
 - 1. Damages to the apartment and common areas beyond normal wear and tear.
 - 2. Lost keys.
 - 3. Tampering with window or door safety devices.
 - 4. Improper checkout.
 - 5. Collection and/or administrative charges on delinquent accounts.
- C. Charges will be billed to the Licensee's University account at the beginning of each semester as applicable.
- D. Any financial aid funds distributed by the Financial Aid Office shall be applied directly by the University in a lump sum at the earliest date available.

V. Non-Liability

- A. The University assumes no liability for:
 - 1. Theft of any of the Licensee's personal property, except when due to gross negligence of the University or its agents.
 - 2. The loss due to damages or personal injuries to Licensee and Licensee'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 gross negligence of the University or its agents, officers or employees
 - 3. The loss due to damages and personal injury resulting from the actions or omissions of any other student or other third party in the area.

VI. Responsibility

- A. Licensee will, during the term of this contract, keep and at the expiration thereof, deliver up the apartment, including all fixtures and appurtenances of the University located therein, in as good order and condition as when said Licensee took possession, excepting reasonable wear, tear and damage by elements excepted.
- B. Licensee agrees to keep the premises clean and orderly at all times and shall refrain from creating any condition that may be considered detrimental to the health or safety of the Licensee or others, and will report immediately any loss or damage to the area office. University Housing may at its sole discretion, assess charges to Licensee for any loss of or damage to University property caused by Licensee's actions or omissions.
- C. Upon cancellation of this contract, the University shall inspect Licensee's residence and provide Licensee with a list of damages and charges, if applicable, for which Licensee is responsible. The Licensee is expected to join in such an inspection. Failure to join such inspection will not release the Licensee from the charges assessed.

VII. Cancellation of Contract by Licensee

- A. The Licensee is responsible for notifying University Housing of Licensee's cancellation of the contract. Notification to another University office will not cancel the contract. A PHONE CALL IS NOT AN ACCEPTABLE CANCELLATION. Please use the online cancellation form. Cancellation letters made by mail or e-mail should include the Licensee's name, ID number (Dawg Tag), and reason for cancellation. Withdrawal or academic suspension does not automatically release the Licensee from the contract.
- B. Cancellation fees are listed below. Prepayments are applied toward cancellation fees.
- C. If the Licensee vacates or abandons the apartment and leaves behind any personal property, such property shall be deemed abandoned by the Licensee. Abandoned property will be handled in accordance with University Housing procedures and the Licensee will be charged room and board up to the point that Licensee is officially checked out.

VIII. Cancellation of Contract by University Housing

- A. University Housing may cancel this contract for any breach listed below. The Licensee agrees to vacate the apartment and cease using all University Housing facilities within a time specified by University Housing and will pay all charges and damages due. Failure to vacate within the time specified will result in the door lock being changed on the Licensee's room and the Licensee's personal belongings being stored and/or disposed of per University Housing procedures for handling abandoned property. The Licensee agrees to pay for the University's reasonable attorney fees and costs if judicial proceedings are required.
- B. University Housing may cancel this contract for any breach listed below. There is a breach of contract if:
 - 1. The Licensee is no longer a full-time student and remains unenrolled for the remainder of the Contract Term.
 - 2. Any charges remain unpaid after the due date of the first University Statement of Account upon which it appears.
 - 3. The Licensee violates any University or Housing rule and/or the Student Conduct Code and/or any term of this Contract.
 - 4. The Licensee at any time before or during the Contract Term provides false information.
 - 5. Licensee does not check in by the close of business one (1) day following the beginning date of the contract. Licensees who fail to notify University Housing in writing of their inability to check in by the close of business one (1) day following the beginning date of the contract will be considered a "No Show" and cancellation fees will apply. See "Cancellation Fees" below.
 - 6. The behavior of the Licensee or dependents indicates life or health of the Licensee or dependents may be in danger. This is at University Housing's sole discretion, with immediate eviction.
- C. In the event of cancellation of the contract by University Housing, the Licensee 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 the Licensee's apartment and the Licensee's personal belongings being stored and/or disposed of in accordance with University Housing procedures for handling abandoned property. If judicial proceedings are required, the Licensee agrees to pay for the University's reasonable attorney fees and costs.
- D. 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.
- E. This contract may be cancelled if the Licensee's University account is past due.
- F. The University reserves the right to refuse to issue or to cancel a contract if the Licensee or family member has been or is charged with or convicted of a criminal offense other than a minor traffic violation.
- G. If the University discontinues instruction on the Carbondale campus mid-semester, University Housing may cancel this contract. Upon such cancellation, the Licensee agrees to vacate promptly. The Licensee's University account will be adjusted accordingly.

Cancellation Fees

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

CANCELLATION DATES	CANCELLATION CHARGES
31 DAYS OR MORE before the contract beginning date	\$150
30 DAYS OR LESS before the contract beginning date	\$500
NO SHOW (failure to check-in more than 1 day after contract beginning date)	\$500
After check-in	Rent charges for the remainder of the contract

2. If the Licensee withdraws from the University and does not attend classes for the remainder of the contract term, the cancellation charge will be reduced to rent charges to the date of check out plus \$500.
3. All Licensees must fill out an ***Intent to Vacate Form*** at least seven (7) days before moving out of their apartment. This form can be found online at housing.siu.edu/forms.
4. Licensees graduating at the end of the semester (Spring, Summer, or Fall) must file an ***Intent to Vacate Form*** at least seven (7) days before moving out and be prepared to check out within a week of graduation. Exceptions may be considered for Licensees who have children in school, to extend the check-out date to the day following school dismissal. **Otherwise, Licensees are not permitted to remain in University Housing following graduation.**

IX. Extenuating Circumstances and Disputes

- A. A Licensee 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 Licensee. The petition form is available online or from University Housing.
- B. Whether to grant relief or to what extent to grant relief to Licensee who has filed a petition pursuant to this section is in the University's sole discretion. Petitions must be filed within 90 days of cancellation/check-out.

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+), 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.



University Housing
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