

University Housing Contract Terms

Residence Halls, Wall & Grand Apartments, and Elizabeth Street/Evergreen Terrace Furnished Apartments Fall 2026/Spring 2027

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 *Resident Handbook*. A copy of the *Resident Handbook* is available online at <https://housing.siu.edu/common/documents/resident-handbook.pdf>. University reserves the right to update the *Resident 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. 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.
- F. 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.

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 Licensee 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. Licensees 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 Licensee; 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. 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.

III. Eligibility

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

IV. Contract Payments and Charges

- A. Licensee agrees to pay the University the applicable charges billed to their Bursar account.
- B. Licensee also agrees to pay a charge or fine for the following, and related items listed in the *Residence Handbook*, if applicable:
 - 1. Single room (rates available online). Licensees 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 commons areas.
 - 4. Dining hall violations.
 - 5. Lost keys and/or fobs.
 - 6. Lounge furniture misuse.
 - 7. Tampering with safety devices.
 - 8. Improper check out. A proper checkout occurs when the Licensee 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 Licensee's personal property, except when due to 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.
- B. Licensees 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. 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.
- 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 towards cancellation fees.
- C. If the Licensee vacates or abandons the room/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. 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.
- B. University Housing may cancel this contract for any breach listed above. The Licensee agrees to vacate the room/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.
- 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 Licensee or family member 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 Licensee agrees to vacate promptly. The Licensee's University account will be adjusted accordingly.

IX. Cancellation Fees

- A. 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
Before June 1	\$150
June 1 through August 10	\$500
After August 10, if NOT ENROLLED during the contract term	Room and meal charges to date of check out plus \$500
After August 10, if STILL ENROLLED during the contract term	Room charges for remainder of the contract

- B. 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. 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 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/checkout.



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

HOUSING.SIU.EDU

2026-2027 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.