



2025 Summer Housing Contract Terms

Available based on Eligibility May 10, 2025, thru August 13, 2025

I. **Costs**

University Hall

- Single Room \$28.00 per night (May 10, 2025 – August 2, 2025)
Single Room \$35.00 per night (August 2, 2025 – August 13, 2025)

II. **Formation of Contract**

- A. The Licensee agrees to comply with the Residence Hall Contract Terms and University Housing rules and regulations as outlined in the *Resident Handbook*, available online at https://housing.siu.edu/_common/documents/resident-handbook.pdf.
- B. This contract is binding when accepted by University Housing.

III. **Assignment of Room 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. University Housing reserves the right to change Licensee's residence assignment at any time, to authorize or deny assignment and roommate changes, and to consolidate vacancies all in its sole and absolute discretion.
- C. Occupancy is restricted solely to the Licensee. No one else is permitted to reside in the room.

IV. **Contract Payments and Charges**

- A. Licensee agrees to pay the University the applicable room charges to their Bursar account.
- B. Licensee also agrees to pay a charge or fine for the following and related items listed in the *Resident Handbook*, if applicable:

Damages beyond normal wear and tear to the room and commons areas
Lost keys and/or fobs
Lounge furniture misuse
Tampering with window safety devices

Improper checkout. A proper checkout occurs when the Licensee makes an appointment to check out of the room at a specific, agreed-upon time with a resident assistant at least 24 hours in advance of the preferred checkout time.
Collection and/or administrative charges on delinquent accounts

- C. Any financial aid funds distributed by the Financial Aid Office available for payment of current housing charges shall 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 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 the cancellation of the contract before the first day of classes. **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 the resident from the contract.
- B. If the Licensee has not accepted a room key, a \$150.00 charge will apply upon cancellation in writing before the beginning day of the contract, regardless of when the contract was signed.
- C. On or after the contract beginning date and the Licensee has not accepted a room key, the Licensee will be considered a no-show, and the cancellation charge will be \$500.00.
- D. **If the Licensee has accepted a room key and moves out of the room at any time within the Contract Term, the cancellation charges will be a room cost for the entire Contract Term.**

VIII. Cancellation of Contract by University Housing

- A. University Housing may cancel this contract for any breach as 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 by the resident after 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. Licensees who fail to notify University Housing in writing of their inability to claim the room space before the close of business of the beginning date of the contract and do not check in shall be considered a "No Show" and cancellation fees will apply as stated above.
 - 6. The behavior of the Licensee indicates life or health of the Licensee may be in danger. This is at University Housing's sole discretion, with immediate eviction.
- B. In the event of cancellation of the contract by University Housing, the Licensee agrees to vacate the residence 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 cancel this contract if the Licensee has been convicted of a criminal offense other than a minor traffic violation.
- E. If the University discontinues instruction on the Carbondale campus during the then current academic semester, University Housing may cancel this contract. Upon such cancellation, the Licensee agrees to vacate promptly. The Licensee's University account will be credited for that portion of room charges which represents the cost of the apartment complex operation which will be saved because of such cancellation.

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 on the **Housing Portal**.
- B. University Housing shall have the sole decision on the matter of such petitions. Petitions must be filed within 90 days of cancellation/check-out.