

**JOHNS HOPKINS UNIVERSITY
COMMUNITY LIVING**

HOUSING OPERATIONS OFFICE

Wolman Hall, 103 – 3339 N. Charles Street - Baltimore, Maryland 21218 (410) 516-7960

ROOM AND BOARD CONTRACT: HOMEWOOD, CHARLES COMMONS, WOLMAN, and AMR I/II/III

Date: JHED ID#: Date of Birth:

Name of Student:

STUDENT STATUS REQUIREMENT - University housing is provided to registered full-time (12 or more credits) undergraduate students at Johns Hopkins University (excluding the School of Education and the Carey School of Business); when a student graduates, withdraws, takes fewer than a full-time load of credits, takes a leave of absence, is suspended or expelled for disciplinary reasons or is academically dismissed, the individual will be required to vacate their space in university housing immediately. Exceptions to the aforementioned will be made for (i) seniors graduating in December, who may remain through spring semester because they are registered for at least two classes and (ii) seniors graduating in May, with 11 or 12 month contracts may remain in their space until July 31 (the end of their contract term).

RESIDENCE REQUIREMENT - The Krieger School of Arts & Sciences & Whiting School of Engineering freshman and sophomore residence requirement applies to students engaged in their first two years of full-time undergraduate study at Johns Hopkins. Students living at home with a parent or legal guardian or who are 21 or older prior to their freshman year may apply for an exemption to this policy. However, the University is waiving this residence requirement for the 2020-2021 academic year but only for (i) first year students enrolled entirely in online courses and choose to live at home and (ii) second year students generally.

All first- and second-year students are welcome to apply for housing regardless of the modality of their courses (in-person or online), including students only enrolled in online courses. All students residing in a residence hall must be on a corresponding meal plan.

In the spring of each year, a housing process occurs during which first year students choose housing for the upcoming year. Students subject to the residence requirement who do not choose a space during the room selection process will be assigned a space by the University and billed by the Housing office, based on the space assigned. Students who do not meet the residence requirement and do not move into their assigned space, will be billed for the entire term of this contract.

VACATING AND REASSIGNING ROOMS - The University reserves the right to change an assignment or require the Student to vacate the room assigned and relocate the Student to other housing whenever, in its judgment, such change, vacating and room substitution are deemed advisable in the interests of order, health, safety or discipline. The University reserves the right to consolidate students into partially filled rooms or suites or to assign additional students if a unit is not fully occupied. The University reserves the right to evaluate and change room capacity and to equitably adjust the applicable housing rates accordingly. Once this contract is terminated, the Student forfeits rights to the room for the remainder of the contract term, even if the Student intends to return the following semester. If the assigned space is in a University building that is under construction, the University reserves the right to relocate the Student to alternative housing in the event such construction is not completed by the applicable move-in date. Students will be subject to the cost and opening and close down dates of their new residence, as well as any meal plan requirements.

THE CONTRACT FOR ROOM AND BOARD IS BINDING FOR THE ENTIRE 2020-2021 CONTRACT TERM.

Student/Parent/Guardian hereby agree(s) to pay the above charges for the room and meal plan. These charges shall be billed before the beginning of each semester and must be paid by the due date on your bill from Student Accounts. Rates are subject to approval.

TERMINATION – This contract may be terminated only as provided below. Once this contract is terminated, the Student forfeits all rights to the assigned room for the remainder of the contract term, even if the Student intends to return the following semester.

1. **For Default by Student:** Upon a default by the Student on the terms of this contract, the University shall have the right to terminate by giving the Student a written notice one week in advance stating the date of termination of the contract. In the event the University terminates this contract by reason of default, the Student may be liable to the University for any loss of revenue caused by such termination.
2. **For Study Abroad and Other Special University Approved Programs:** Students who wish to terminate this contract because of a study abroad or other special university approved program during the spring semester must provide a written statement on an action form by December 1 of the applicable year, indicating the dates included in the program as verified in writing by the Director of Academic Advising, in which case the Student will be released from the second semester billing under this contract and there will be no refund for Fall semester. Students must vacate the assigned unit, remove all personal belongings and return all keys to the Housing Office in Wolman Hall no later than **December 31, 2020**. Students who have signed a contract for **Fall 2020** and decide to participate in a study abroad or other special university approved program that semester must notify the Housing Office by **August 1, 2020**. Failure to do so will result in an administrative fee of \$500.00.
3. **For Completion of Degree Requirements:** Students may terminate their contract and vacate university housing if, prior to the expiration of the Term of this contract, all degree requirements are satisfied. To do so, the Student must provide (at least thirty days prior to the Student's desired termination date) a written statement on an Action Form indicating the date on which all degree requirements will be satisfied and the proposed vacate date. Termination requests due to graduation must be verified by the Office of Academic Advising. Terminations under this subsection 3 will be effective thirty (30) days after submission of a properly completed Action Form but in no event earlier than December 31 or May 31, whichever is applicable.
4. **For Early Withdrawals from University:** A Student may terminate this contract if the Student withdraws from the University (including a leave of absence or an academic dismissal) prior to the end of the 11th week of the applicable semester (prior to **November 16, 2019** for Fall or **April 11, 2020** for Spring). In such event, the University shall give a prorated refund of the charges paid. Such refund shall be determined in accordance with University policy and calculated based upon the date room keys are returned to the University. Student must provide written notice to the Housing Office prior to vacating. No refund will be given after the 11th week of the applicable semester (after **November 16, 2019** for Fall or **April 11, 2020** for Spring).
5. **For Catastrophe or Disaster:** If the University cancels all classes on the Homewood Campus by reason of a catastrophe or disaster (i.e., a pandemic disease, war, natural disasters, etc.), then in such event the University shall have the right to terminate this contract. Only if the University elects to terminate this contract prior to the end of the 11th week of the applicable semester (prior to **November 16, 2019** for Fall or **April 11, 2020** for Spring) shall the Student be entitled to a prorated refund of the room and board fees paid hereunder. Such refund shall be determined in accordance with University policy.

Vacating the Unit: When a Student vacates, the Student is responsible for returning all keys to the Housing Office (Wolman 103) or one of the designated key drop off boxes (after hours) and must remove all personal belongings from their room prior to vacating. Failure to return keys, within a seven (7) day period from the applicable vacate date will result in a lock change with the Student bearing the cost of this action. In the event of a permissible early termination of this contract, the Student will continue to be responsible for paying all housing and meal plan costs despite such early termination until all personal belongings are removed from the assigned unit and keys are returned directly to the Housing Office or designated key drop box. Any personal items that remain in the assigned unit seven (7) days after the Student's departure will be deemed abandoned and removed and disposed of by the University. The cost of removal and disposal will be charged to the Student. **WARNING: THE STUDENT IS ADVISED THAT THE UNIVERSITY DOES NOT HAVE SPACE TO STORE ITEMS LEFT BEHIND IN ANY UNIVERSITY BUILDINGS, AND SUCH ITEMS WILL BE DISPOSED OF OR DONATED TO CHARITY AS THE UNIVERSITY DEEMS APPROPRIATE IN ITS SOLE DISCRETION.**

ADMINISTRATIVE FEES/ REFUNDS – Subject to the exceptions in the following sentence, upon signing this housing contract, all upper class students (meaning those who have fulfilled the two year residence requirement) choosing to live in University Housing shall be liable for the room and meal plan charges for the entire contract term as indicated on the above rate chart. (If, however, the upper class Student cancels (i) before June 1 of the upcoming school year, all charges shall be waived except for a \$500.00 administrative fee or (ii) on or after June 1 but before the earliest move-in date, the Student shall be liable for only two months of the applicable room and meal plan charges.) Except as specifically provided otherwise in this contract, no refunds shall be made for termination, including without limitation, termination due to disciplinary suspension or dismissal either from Housing or from the University, or termination due to the Student's election to move to non-University housing. Termination of a 12 month contract on or after June 1 but before August 1 will result in the Student being billed a \$500.00 administrative fee plus a termination fee equal to one month's applicable room charges. The Student must vacate the applicable room by August 1. Additionally, if state or local government orders, public health guidelines or Johns Hopkins requires the residence halls to be closed and refunds are provided, financial aid packages will be reduced/adjusted in accordance with Department of Education guidance.

All second year students who are subject to the Residence Requirement but intend to withdraw or take a leave of absence for their second year will receive a housing assignment and will be billed a \$500 administrative fee only if they fail to notify the Housing Office by August 1.

LOST KEYS/JCARD - When a student loses their room key, it must be reported to the Housing Office or Security immediately. A lock core change will occur and the Student will be charged/billed accordingly. Lost JCards or devices with mobile credentials should be disabled online or reported to a Housing staff member to disable. It is the Student's responsibility to replace a lost JCard through the JCard office.

STUDENTS' RIGHT TO ASSIGN/SUB-LICENSE - The Student shall not assign or sublicense, in whole or in part, this contract or otherwise permit anyone to reside in the assigned unit without the prior written consent of the University representative designated by the Director of Housing. Only a student (or students, when the assigned unit is licensed to two or more persons) of the University shall occupy any university housing. Only for the period beginning Friday, May 15, 2020, and ending on July 31 of the same year, **with the prior permission of the University**, the Student may sub-license their unit or space within the unit (as applicable), and recognizes that their apartment/suite mate may also sublicense their space as well, to another registered full-time, undergraduate university

student of the same sex (if the unit is multiple occupancy), provided, however, that the Student hereunder shall remain primarily liable to the University for all of the student's covenants herein. Any student desiring to sub-license must bring the sub-licensee (with their JCard) to the Housing Office, Wolman Hall room 103, and complete and submit the applicable University sub-license agreement to the University for pre-approval. Failure to properly register, and secure the University's pre-approval of a sub-Licensee will result in the eviction of the sub-licensee and an administrative charge of \$150 will be added to the Student's university account.

INJURY/LOSS OF PROPERTY - The University shall not be liable in any event for loss of, or damage to, any property entrusted to any of the University's employees or agents by the Student or other parties without the University's specific written consent to be so obligated, or for loss of or damage to any property of the Student (or the Student's guests) within the assigned unit, the applicable University building or grounds due to any cause whatsoever. Also, the University shall not be liable in any manner for any loss, injury, or damage incurred by the Student from acts of theft, burglary, or vandalism. Students are encouraged to confirm coverage on parents' or guardians' homeowner's policy or obtain rental insurance for personal property.

DAMAGE CHARGES - The Student is liable for damage to the assigned unit caused by an act or omission of the Student and the Student's guests. Upon taking possession of the assigned unit, the Student agrees to complete a Room Condition Report with their Resident Advisor (RA) which reflects the condition of the assigned unit. A final inspection by a university staff member will occur after close down to make the final vandalism/damage assessment. The Student agrees to reimburse the University for damages and defacement of assigned unit they occupy during the term of this contract, exclusive of normal wear and tear. The assigned unit must be left in "broom clean" condition upon the earlier termination or expiration of the term; failure to do so will result in a custodial cleaning charge.

Unattributable common area damage will be calculated and deducted from a fund created from a percentage of paid room charges. Should vandalism exceed the funds available, the room rate will be raised the following year to compensate; on the other hand any funds remaining after all damage has been paid will be invested in equipment or improvements to the quality of the residential facilities.

No grades, transcripts or degrees shall be released until all charges including but not limited to damage charges, have been paid in full.

At any time, construction may take place in or near university housing. No adjustments will be made to any Student's charges at any time based on any construction. In addition, the Student acknowledges that the furnishings provided in, and the design/layout of, each unit shall be determined by the University in its sole discretion in accordance with the University's standards. The University shall not be obligated to make any changes to the standard furnishings in or to otherwise make modifications or renovations to any unit, except as may be required by law.

RIGHT OF ENTRY - By signing this contract, the Student grants the University and its agents the right to enter the unit assigned to them for inspection, to insure sanitary condition, to perform maintenance including but not limited to extermination, repairs, or alterations to the unit or building, or to show the assigned unit to prospective residents and other purposes as considered necessary by the University. Otherwise, the signing of this contract only allows entry into the assigned University housing facility by the Student and the Student's invited guests.

WAIVER - A waiver by the University of any clause in this contract is not a waiver of the same clause at a future time or of any other clause of this contract.

HOUSING POLICIES - The Student agrees to abide by all of the provisions and policies set forth in the, LIVING AT HOPKINS GUIDEBOOK, which is incorporated herein and made a part of this agreement by reference and which may be amended by the University from time to time without prior notice. The Student is responsible for reviewing the new edition of the Guidebook which will be made available each year at move-in.

ENTIRE AGREEMENT - This contract contains the entire agreement between the Student and the University regarding room and board and supersedes all prior and contemporaneous understandings and agreements, whether oral or in writing, between the parties respecting the subject matter hereof. Notwithstanding the foregoing, if you are assigned housing owned by a third party and master leased by the University, such as Woodberry Apartments, The Brexton, The Colonnade, and The Delta, you will be required to execute an Off-Campus Housing Addendum and you may be required to execute additional documents mandated by applicable the third party landlord.

CONTRACT SIGNATURES

I have read and understand this contract and agree to its terms for this period. I also acknowledge receipt of a copy of this contract and have reviewed the *LIVING AT HOPKINS GUIDEBOOK* found at:

<https://studentaffairs.jhu.edu/community-living/wp-content/uploads/sites/20/2019/08/JHU-Guidebook.pdf>

and the meal plan contract terms found at <http://studentaffairs.jhu.edu/community-living/wp-content/uploads/sites/20/2018/03/FINAL-2018-19-BACK-of-MP-Contract-Mar-1-2018.pdf> Failure to comply with these standards and policies may result in removal from University Housing.

Any student approved to move in early or to remain after the dates included on this contract, are subject to all terms and conditions outlined in this document and the Community Standards & Policies Document.

Signature of Student

Date Signed

Signature of Parent or Guardian of Student Under 18 years of age

Date Signed

Associate Director of Housing, Johns Hopkins University

Date Signed