

SUMMER ROOM AND BOARD CONTRACT

STUDENT STATUS REQUIREMENT – In light of the COVID-19 Pandemic, Housing assignments for summer 2021 are only for those students who have been approved through the University’s Housing Exception Process in conjunction with Student Outreach and Support.

GENERAL INFORMATION - The student will receive a housing assignment in the Homewood Apartments and will be required to adhere to the Summer Housing Policies and Procedures set forth at the end of this contract.

This housing contract is a license for room accommodations for the period (“The Term”) listed below:

Check-In Date:

Check-Out Date:

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 another unit or 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. If the assigned unit 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.

THIS CONTRACT IS BINDING FOR THE ENTIRE TERM OF THE CONTRACT

Student/Parent/Guardian hereby agree(s) to pay the charges for the room which charges shall be due and payable in full. Payment must be paid through Student Accounts Office.

TERMINATION – This contract may be terminated only as provided below:

1. For default by Student: Upon a default by the Student on the terms of this contract or payments, 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 Withdrawal from Program: A Student may terminate this contract if the student withdraws from the University (including a leave of absence or an academic dismissal) and, in such event, the University shall give a prorated refund of the weekly charges paid, such refund to be determined in accordance with University policy and calculated based upon the date the room keys are returned to the University. Room charges are weekly so whichever date the keys are turned in, the following weeks only will be refunded.
3. For Catastrophe or Disaster: The University reserves the right to terminate this contract in the event the University completely closes the Homewood Campus in the interest of health or

safety by reason of a disaster, catastrophe, Executive Order or governmental action, or other circumstances beyond the control of the University.

VACATING THE UNIT: When a student vacates, the student is responsible for returning all keys and access card (if applicable) to the Housing Office located in Wolman Hall or the Wolman Hall key drop off box (after hours) and must remove all personal belongings from their room prior to vacating. Failure to return keys and access card, 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. The Student is required to remove all personal property from the assigned unit and return all keys to the Housing Office immediately upon termination of this contract. Any personal items that remain in the assigned unit 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.

ASSIGNMENT: This agreement cannot be assigned. This contract, along with the Room and Board Contract Addendum COVID-19 and Public Health Policies and Procedures attached hereto and incorporated herein by reference, contains the entire agreement between the parties and no statement or promise made by either party that is not contained in this written contract shall be valid or binding.

LOST KEYS/JCARD/PROX CARD- When a student loses their room key and/or JCard/Prox Card, it must be reported to the Housing Office or Security immediately. A lock core change will occur and a new card will be issued and the Student will be charged/billed accordingly.

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. Only a Student (or Students, when the assigned unit is licensed to two or more persons) of the University during the duration of the contract term shall occupy any University housing.

NON-SMOKING POLICY - University housing, including residence halls and apartment buildings, are non-smoking buildings. Specifically, smoking including, but not limited to, cigarettes, e-cigarettes, vaporizers, cigars, hookahs, illegal substances, and marijuana (including medically prescribed), is prohibited inside University housing buildings, including but not limited to, student rooms, suites, lounges, bathrooms, common areas, stairwells, lobbies, and elevators. In addition, removing window screens and leaning out windows to smoke is prohibited. Residents who smoke must do so outside of the building and must be far enough away from the building so that the smoke will not filter into the building via exterior doors, windows or the building ventilation system. Full compliance with this policy is mandatory. Any violation of this policy will result in disciplinary action which may include fines.

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' 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 Student's guests. Upon taking possession of the assigned unit, the Student agrees to complete a Room Condition Report that reflects the condition of the assigned unit. The extent of any vandalism/damage will be determined by a final inspection by a University staff member. The Student agrees to reimburse the University for any damages to and/or defacement of the assigned unit 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 of termination or expiration of the term; failure to do so will result in a custodial cleaning charge. Any repairs required as a result of damage caused by Student or the Student's guest shall be charged to the Student as an additional charge as allowed by law. The Student is responsible for reporting maintenance problems to the Wolman Housing Office. Failure to do so could result in financial responsibility on the part of the Student for damage from the unreported condition. 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 him/her 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. The Student agrees to abide by all of the provisions and policies set forth in the COMMUNITY STANDARDS & POLICIES DOCUMENT (referenced below) as such may be amended by the University from time to time without prior notice.

ENTIRE AGREEMENT – This contract, along with the Room and Board Contract Addendum COVID-19 and Public Health Policies and Procedures attached hereto and incorporated herein by reference, contains the entire agreement between the Student and the University regarding Housing and Dining during the specified contract term and supersedes all prior and

contemporaneous understandings and agreements, whether oral or in writing, between the parties respecting the subject matter hereof.

CONTRACT SIGNATURES I have read and understand this contract and agree to its terms for the specified contract term. I also acknowledge receipt of a copy of this contract and have reviewed the **LIVING AT HOPKINS GUIDEBOOK**. Failure to comply with these standards and policies may result in removal from University Housing.

SUMMER HOUSING POLICIES & PROCEDURES

I have read and understand the above

Social distancing: I understand that social distancing is still in practice and I agree to abide by the following:

- Students shall know, understand and follow all current state, local, and university mandates and public health guidelines, but also understand and appreciate that these public health guidelines will evolve over time as the public health crisis evolves.
- 1 guest per living unit is allowed, but students are prohibiting from having overnight guests or visits from non-residential students.
- Sharing your J-Card and/or mobile credentials is prohibited.
- Keep at least six feet of distance from anyone else at all times.
- Wear a face covering in public, including walking through the residence hall, in the elevators and laundry rooms.
- Wash your hands with soap and water for at least 20 seconds (or use hand sanitizer).
- Avoid touching your face.

Common spaces: I understand the common spaces will be open and I must abide by posted occupancy limits and social distancing practices on campus.

Dining Plans: I understand that all dining locations except for Levering Kitchens and Café will be closed for the duration of the summer starting on May 14, 2021, unless otherwise determined by the University.

Alternate arrangements: I understand that if my housing arrangements have changed, I should contact Regine Laforest-Sharif, Associate Director of Housing at housing@jhu.edu.

I have read and understand the above summer housing policies and procedures: