

# **RESIDENCE HALLS TERMS AND CONDITIONS SUMMER 2025**

## **1. Terms of Agreement**

- a. This contract is held between the student (also referred to as “you” and/or “resident” and University Housing and Dining (referred to as “UHD” and/or “Contracts and Assignments”). If the student is a minor, this is an agreement between the student, guardian, and the university.
- b. The university’s acceptance of this agreement (a room assignment) guarantees you a space in a residence hall, not a specific building, room, or living learning community. Your assigned space may include expanded housing.
- c. This agreement will be terminated immediately if you are suspended or dismissed from the residence hall or university. In any such instance, you agree to vacate the residence hall and not return without written approval of the university. You may be assessed a financial penalty for not meeting the full contract terms.
- d. Your electronic signature indicates your agreement to the terms and conditions of the contract. This agreement becomes binding seven (7) days after the university emails notice of acceptance of the contract and room assignment to the student, or when the student takes possession of the room, whichever comes first.

## **2. Communication**

- a. University Housing and Dining will send correspondence to your @uiowa.edu email address. It is the student's responsibility to check and respond to any messages received by the required deadline(s).
- b. There is no guest account access for University Housing and Dining. Students are expected to initiate and participate in all communication with University Housing and Dining.
- c. UHD may send informational updates to contacts listed on your application.
- d. It is the student’s responsibility to become familiar with the terms of this contract. No verbal statement by any party is considered an agreement or waiver of any term or condition, whether expressed or implied. This document constitutes the entire agreement of the parties.

## **3. Eligibility**

- a. Admitted undergraduate students at least 16 years of age by May 1, 2025, are eligible to apply and live in the residence halls during Summer 2025.
- b. You must be an enrolled undergraduate student at the University of Iowa registered for at least 1 credit, participating in a university-sponsored activity, or otherwise determined eligible by the Senior Director of UHD.
- c. You must be able to perform your own independent tasks with or without reasonable accommodations. You are responsible for your own self-care including appropriate personal hygiene, mental health, management of medical conditions/illnesses, and/or disability-related personal needs. You are expected to utilize the various resources available to provide care for yourself. Students with the inability or perceived inability to care for themselves and/or who

cause harm to themselves, or others may be asked to adhere to an action plan, and/or leave the residence halls.

- d. If your physical or mental health may jeopardize your or another resident's safety or well-being, you may be required to have an examination by a university physician or university counselor to determine if you have the ability to live safely and independently in an unsupervised environment. If the physician or counselor determines that a health or safety concern exists, the Senior Director of UHD/designee may amend or suspend your housing contract.
- e. Subject to applicable obligations and university policy, the university reserves the right to determine that a student's medical condition, past behavior, and/or criminal activity is such that the interests of the university, the student, and/or other students would be best served by alteration or cancelation of the housing contract. If the university becomes aware that you have a record of criminal conviction(s) or other actions indicating behavior that could pose a risk to person or property and/or could be injurious or disruptive to the residence hall community or the living/learning environment, the university may not accept your application, or may immediately terminate the contract.
- f. Registered sex offenders are not eligible for university housing.

#### **4. Contract Term**

- a. This housing contract is for Summer 2025, with a start date of May 19, 2025 at noon and end date of August 9, 2025 at noon.
- b. Your specific check in and check out dates will be determined based on availability and included in your notice of contract acceptance and room assignment email.

#### **5. Application**

- a. You must submit a completed application online and a non-refundable \$100.00 application fee to be offered a room assignment.
- b. If your admissions fee has been waived by the university, your \$100.00 housing application fee will be deferred and charged to your university bill (U-Bill).
- c. If you are under the age of 18 when you apply, your application must be electronically signed by a parent or guardian. The parent or guardian signature does not give any additional contractual rights, or allow your parent or guardian to receive any information protected by the Family and Educational Rights and Privacy Act (FERPA).
- d. Your application becomes a binding contract seven (7) days after the university emails notice of acceptance of the contract and room assignment to you, or when you take possession of the room, whichever comes first.
- e. You may cancel your application by notifying Contracts and Assignments in writing within the seven (7) day revocation period, or by completing the cancel section of the online application.
- f. You may not sell or transfer your housing contract to another student.
- g. You may not sublet your room space to another student.

#### **6. Contract Cancellations**

- a. You may be released from your housing contract without financial penalty based on the criteria below if you submit a request in writing with documentation:

- i. You are not attending the university due to graduation, withdrawal, transfer, academic dismissal;
  - ii. You are married and living with your spouse in the community (marriage certificate required for verification);
  - iii. You will be participating in an academically-sponsored study abroad, co-op, student teaching, or internship program outside of the Iowa City area (acceptance verification required); or
  - iv. You are called to duty for active military service (military orders required for verification).
- b. If you cancel your housing contract because you are not attending the university, and then re-enroll in classes during the contract term, you will be financially responsible for your housing contract.
- c. Requests to be released from your housing contract due to other reasons not listed above in 6.a. may be considered, but may not be approved. You must provide documentation in order for your request to be evaluated. Other reasons that may be considered are:
  - i. A new medical/psychological condition that was nonexistent prior to you moving into your room that cannot be supported by a Reasonable Request for Accommodation within University Housing and Dining;
  - ii. An unforeseen significant financial hardship that occurred after the contract binding date; or
  - iii. An unanticipated circumstance not previously addressed.

### 7. Contract Buyouts

- a. You may request a buyout of your UHD contract for the non-negotiable rate dependent on the number of weeks of your contract.
  - i. 4 Week Session: \$500
  - ii. 6 Week Session: \$750
  - iii. 8 Week Session: \$1,000
  - iv. 12 Week Session: \$1,500

### 8. Contract Terminations

- a. Your housing contract may be terminated in relation to any of the following circumstances:
  - i. You are found responsible for violating the Code of Student Life or any other applicable law or university regulation;
  - ii. You fail to register for courses; or
  - iii. You fail to pay your university bill.
- b. If your housing contract is terminated, you will be responsible for the full cost of your housing contract. This rate is not negotiable.

### 9. Costs

- a. You agree to pay the room and meal plan rates established by the Board of Regents, State of Iowa (referred to as Board of Regents). Your rate is determined by the type of room you are assigned, along with the meal plan you select. The Board of Regents reserves the right to change the approved contract rates during the term of the contract by giving a 30-day advance notice.

- b. Housing costs do not include accommodations for interim housing periods.
- c. If interim housing is needed from spring to summer or summer to fall, you will be charged a daily rate of \$35.
- d. Your room and meal plan charges will be billed in full at the beginning of the summer term. Students with mid-summer arrivals will see their room and meal plan charges on the next month's u-bill statement.
- e. You will be responsible for the cost of your room and meal plan regardless of whether or not you pick up keys and move into the room.
- f. Your summer 2025 assignment will include \$20.00 in laundry dollars for use over the summer. These will expire August 9, 2025.
- g. If you fail to satisfy your financial responsibilities to the university, your room contract and/or your meal plan may be cancelled according to university rules and regulations. If you are sent through termination/eviction proceedings, you will be responsible for residence hall charges and any applicable court or legal costs.
- h. If your room assignment and/or rate changes, prorated charges/credits will be assessed to your U-Bill to reflect the new rate.

### 10. Occupancy Dates

- a. Specific check in and check out dates will be included with your notice of contract acceptance and room assignment.
- b. Students may make requests to check into their assigned room before the dates below or check out after the dates below as availability allows. Change requests must be made in writing before your contract binding date. You will be charged the daily room rate for any additional nights in the residence hall. Early check-in requests will be honored as space is available.
- c. Spring to Summer Interim (Spring residents only)
  - i. Students currently living with UHD will remain in their spring rooms until they are notified that their summer room is ready to be occupied.
  - ii. All students must be moved out and formally checked out of their spring room on Tuesday, May 20, 2025.
  - iii. A daily rate of \$35 will be charged for interim housing.
- d. 4 Week Session
  - i. Check-in: Monday, May 19, 2025
  - ii. Check-out: Saturday, June 14, 2025
- e. 6 Week Session I
  - i. Check-in: Monday, May 19, 2025
  - ii. Check-out: Saturday, June 28, 2025
- f. 6 Week Session II
  - i. Check-in: Sunday, June 29, 2025
  - ii. Check-out: Saturday, August 9, 2025
- g. 8 Week Session
  - i. Check-in: Sunday, June 15, 2025
  - ii. Check-out: Saturday, August 9, 2025
- h. 12 Week Session (all summer)
  - i. Check-in: Tuesday, May 19, 2025

- ii. Check-out: Saturday, August 9, 2025
- i. Summer to Fall Interim (Fall residents only)
  - i. Students will be notified via email when their Fall 2025 room is ready to be occupied.
  - ii. A flat rate of \$245.00 will be charged for interim housing from August 9 to August 16, 2025
- j. All students must be moved out and formally checked out of their summer room no later than 12:00/Noon on Saturday, August 9, 2025.

### 11. Assignment Policy, Changes, and Consolidations

- a. Room Space Assignments
  - i. UHD follows the University of Iowa Human Rights policy statement when making your room assignment. <http://opsmanual.uiowa.edu/community-policies/human-rights>
  - ii. Students with disabilities must submit a Reasonable Request for Accommodation by the priority deadline of May 1, 2025. Requests received after the priority deadline will be considered as space allows.
  - iii. UHD will attempt to honor your preferences; however, this does not guarantee a room assignment in a particular living learning community, room type, building, or with a specific roommate.
  - iv. UHD reserves the right to assign/reassign you to any space within UHD, even if it is not your preference.
  - v. If you are assigned to a room/apartment that is designed as a space for a resident with a disability, the university reserves the right to change your room assignment should an applicant/resident with a disability require use of the space.
- b. Room Changes
  - i. You may only occupy your assigned room space.
  - ii. Room changes require the written permission of UHD.
  - iii. Unauthorized room changes or failure to move out of a room at a designated time will result in being required to move back to your authorized assignment and/or disciplinary action.
- c. Room Consolidations and Buyouts
  - i. If a vacancy occurs in your room during the summer term, you may be required to consolidate with another resident in a similar situation or choose to pay the adjusted rate according to actual room occupancy. Available options depend on occupancy at the time of vacancy. If you refuse to consolidate, you will be charged the prorated rate consistent with the occupancy of your room.
  - ii. The option to purchase ("buyout") the other portion of your room may be available from UHD throughout the summer term. Single rooms will be made available based on availability and need. It will be at the discretion of UHD when these will be offered.

### 12. Roommates

- a. UHD will share your name, postal and email addresses, and telephone number, which are all considered public directory information, with any assigned roommate(s) unless a FERPA restriction is in place on this data. You can restrict some or all of your directory information online in MyUI.

- b. In order to request a specific person as your roommate, the request must be mutual and will be honored as space allows.
- c. There is no guarantee of an assignment with a specific individual. Failure to honor your roommate preferences will not void your housing contract. Assignment changes or contract decisions are made on an individual basis, and are not influenced by actual or preferred roommate pairings. Decisions made regarding your contract or assignment will not alter the status of your roommate's contract or assignment.
- d. If the other space(s) in your room becomes vacant, UHD will manage the assignment of a new roommate(s).
- e. If you participate in activities that bully, intimidate, harass, and/or physically harm a roommate or potential roommate either in person, verbally, or through electronic medium (including but not limited to social media websites, texts, email, and/or instant messaging), UHD reserves the right to change your assignment to a different room and/or residence hall, and/or cancel your housing contract.
- f. UHD reserves the right to change your room, and/or hall and/or assignment if you and your roommate are unable to resolve incompatibility problems.
- g. Staff are available to assist with roommate mediation and students are encouraged to engage in the process. Roommate conflicts do not qualify for a contract release.

### 13. Meal Plans

- a. Eligibility
  - i. Students, faculty, and staff living off campus may purchase a meal plan online.
  - ii. All students living in summer housing are required to have a meal plan:
    - 1. 200 Meal Block: \$1,700.00
    - 2. 150 Meal Block: \$1,363.00
    - 3. 100 Meal Block: \$977.00
    - 4. 50 Meal Block: \$520.00
  - iii. If you do not select a meal plan online, you will be assigned the 100 meal block plan.
- b. Dates
  - i. Meal plans begin on May 19, 2025 and continue until August 8, 2025.
  - ii. Meals will be served at Iowa Memorial Union from May 15 – May 31. Memorial Day weekend hours may be found online: <http://dining.uiowa.edu/>
  - iii. Meals are served seven (7) days a week at Catlett Hall from June 1 to August 8, 2025. Hours and holiday schedules may be found online: <http://dining.uiowa.edu/>.
- c. Costs
  - i. You agree to pay the meal plan rate determined by the Board of Regents. Your rate is determined by the meal plan you select.
  - ii. The Board of Regents reserves the right to change the approved contract rates during the term of the contract by giving a 30-day advance notice.
- d. Usage
  - i. You must present your Iowa One Card (University of Iowa ID) to the cashier to use your meal plan or Dining Dollars.
    - 1. The use of your ID number without your card is not permissible.
    - 2. If your Iowa One Card is lost or stolen you must report it immediately to the One Card Office.

3. University Housing and Dining is not responsible for fraudulent transactions.
- ii. To help ensure meal plans are used fairly, a 25-minute reuse delay is placed on your Iowa OneCard. Additional swipes used before the 25-minute reuse delay expires will be declined.
- iii. Unused meal swipes are forfeited and non-refundable.
- iv. Dining Dollar balances for Summer 2025 will expire on August 9, 2025.
- e. Dining Dollars
  - i. Dining Dollars are a University of Iowa tender that are a component of the meal plans or may be purchased separately.
  - ii. Dining Dollars have no value at any location outside of the University of Iowa University Dining locations on campus.
  - iii. Dining Dollars are not considered to be Laundry Dollars or Hawkeye Dollars and may not be used interchangeably.
  - iv. Dining Dollars are not transferable or refundable.
  - v. Dining Dollar only plans, or the purchase of additional Dining Dollars, are considered to be a voluntary purchase and are not eligible for a refund after purchase.
  - vi. Dining Dollar balances from Summer 2025 will expire on August 9, 2025.
  - vii. When making a purchase with Dining Dollars, if there are insufficient funds, the remaining balance will be charged to your -Bill account. If your U-Bill account is not set up to accept charges, you will be responsible for paying the remaining balance with a credit card.
  - viii. Dining Dollars do not have a single limit transaction cap, provided it is less than the balance of Dining Dollars in your account.
  - ix. Dining Dollars will not be distributed as part of the Hawkeye Meal Share program.
  - x. Dining Dollars cannot be used for the purchase of catering services from University Catering.
- f. Health and Safety
  - i. As in any community dining establishment, dining on campus brings many individuals such as students, staff, faculty and community members in contact with one another. University Housing and Dining will implement reasonable public health and safety measures regarding infectious disease as recommended by the applicable public health authorities. University Housing and Dining strongly encourages all individuals to follow the recommended public health guidelines, but it cannot control the behavior of any particular individual. As a result, the University of Iowa is not and will not be liable for any public health threat to which a student or visitor may be exposed, including but not limited to the transmission of any infectious disease such as COVID-19.
  - ii. Students and dining guests are strongly encouraged to practice responsible hygiene habits and other health-related practices as recommended by the Centers for Disease Control and other applicable public health authorities.
  - iii. University Housing and Dining does not assume any liability for adverse reactions to food/drink consumed, the presence of a foreign body in food/drink, or items with which one may come into contact while eating/drinking or purchasing items at any UI dining location, convenience store, or retail location.



- iv. Service Animals (a dog or miniature horse trained to do work or perform specific tasks for a person with a disability) are the only animals permitted in UI dining locations. Emotional support animals are not permitted.
- g. Dietary Needs and Restrictions
  - i. Menus in the market places satisfy nutritional needs for the majority of medical dietary requirements and religious/lifestyle practices. Students with food allergies or special diets should work with a University Housing and Dining nutrition specialist or a location manager regarding their specific needs. A Dietary Needs Request must be submitted with documentation.
  - ii. University Housing and Dining cannot guarantee the accuracy of food safety and nutrition information. Food items are labeled with common allergens based on ingredient information provided by manufacturers. Nutrition and ingredient information may vary due to product substitutions and formulation by the manufacturer prior to being purchased by the university.
  - iii. University Housing and Dining will implement reasonable health and safety measures but is not and will not be liable for any cross-contact or cross-contamination that may occur.
- h. Changes
  - i. Meal plans may not be sold or transferred to another student.
  - ii. Changes to the summer meal plan are only permitted until 7 days after you check into the halls.
- i. Cancellations
  - i. If you cancel your residence hall contract, your meal plan will be cancelled.
  - ii. Students and/or staff who live off campus may cancel their meal plan after the dates provided in the meal plan change section 13.g.ii. above within five (5) business days from the date of purchase.
  - iii. All cancellations will be subject to the meal plan refund schedule regardless of purchase date or actual usage: <https://dining.uiowa.edu/meal-plan-refunds>
- j. Refunds
  - i. Summer meal plans are non-refundable.
  - ii. Meals missed because of late move-in, specific diets, religious beliefs and activities, employment, or classes scheduled during the meal hours are not refundable.
  - iii. Refund requests based on prolonged illness or unavoidable absences in excess of seven (7) consecutive days may be considered and must be provided in writing with documentation to Contracts & Assignments. Documentation expectations:
    - 1. Medical emergency – provide a written statement from your medical provider.
    - 2. Family emergency – provide a written description of the emergency that is verifiable.
    - 3. Military service – a letter from your commanding officer calling you to duty
- k. Meal Contract Terminations
  - i. In the event all or a portion of the university housing and dining system and/or supply chain becomes unavailable, as determined by the university, due to an unforeseeable circumstance including, but not limited to, natural disaster; fire; flood; tornado; war; embargo; health epidemic or pandemic; quarantine; riots; civil disobedience/unrest;



- strikes, lockouts, or other labor disturbances; acts of God; or declaration of emergency, the university may terminate this contract without prior notice.
- ii. The university is not responsible for providing alternate dining to the student once a contract is terminated.
- iii. Credits or refunds for unused meals may be issued at the university's discretion.

### 14. Keys and Access Cards

- a. You will be issued a key to your room upon check in, and you may also be issued a building key, access card, and/or a bathroom key.
- b. Your Iowa OneCard is required for building access and you are expected to carry it at all times.
- c. You are responsible for the use and return of your assigned keys and/or access cards. You cannot duplicate or transfer your keys to someone else.
- d. Lost, stolen, or missing keys/access cards constitute a security risk and automatically result in rekeying a room at a cost to the student.
  - i. Once a request to rekey a room lock has been submitted, it cannot be reversed.

### 15. Room Entry and Search

- a. You have the right to be secure in your residence hall room against unreasonable entry, search, and seizure. Entry, search, and seizure by peace officers is governed by law. It is a lawful request for a residence hall staff member to ask a student to open their room door. Failure to comply constitutes a policy violation and will result in disciplinary action.
- b. University officials may enter your room under the following circumstances:
  - i. Performance of maintenance and custodial services requested by the occupant(s) or university personnel.
  - ii. Routine inspection of rooms for safety, health, and general upkeep/maintenance purposes.
  - iii. There is a perceived risk to safety, health, and/or occupant(s) or institutional property.
  - iv. During announced break times.
  - v. There is reasonable suspicion that a university policy is being violated.
  - vi. Turning off an alarm, loud stereo/music, or loud TV when residents are not present.
  - vii. There is a search warrant being carried out by a member of law enforcement.

### 16. Facilities

- a. UHD will provide you with a clean and secure residence hall room.
- b. Bed loft configurations must be submitted by the published deadline. Every effort will be made to have adjustments prior to your arrival, however, are not guaranteed.
- c. You are responsible for all associated costs related to damage beyond normal wear to the room or its furnishings. Your room will be inspected before move in and you will have an opportunity to update any damages that may have been missed via an electronic form. It is your responsibility to report any damages in writing within one week of moving into your room.
- d. You may not change the residence hall facilities nor remove or replace furniture supplied within the room or building.

- e. Students are responsible for reporting facilities concerns with their room, bathroom, or common spaces. Repair and maintenance issues are only remedied by university-authorized personnel. These individuals have access to all rooms for health, safety, maintenance, and custodial purposes.
- f. Damages or excessive cleaning in public areas on the floors (restrooms, lounges, study rooms, hallway, etc.) and in stairwells that are not attributable or chargeable to a specific individual or group shall be equally shared by the residents of the living area where those damages occur. The assessment of such damages is payable upon demand.
- g. You are advised to purchase renter's insurance for personal property coverage. University liability for loss of or damage to the personal property of the student or for injury to the student's person while the student is a resident is set forth in Section 17 below.
- h. Personal property left in student rooms after check out will be disposed of after 7 days at the discretion of UHD.

### **17. Health and Safety**

- a. As in any community, living in campus housing and eating at a campus dining operation brings students in contact with many individuals: fellow students, staff, faculty, and community members. University Housing and Dining will implement reasonable public health and safety measures regarding infectious disease as recommended by the applicable public health authorities. University Housing and Dining strongly encourages all individuals to follow the recommended public health guidelines, but it cannot control the behavior of any particular individual. As a result, the University of Iowa is not and will not be liable for any public health threat to which a student or visitor may be exposed, including but not limited to the transmission of any infectious disease such as COVID-19. Living with a roommate and/or among other residents, which necessarily involves sharing bedrooms, bathrooms, kitchens, laundry facilities, computer rooms, courtyards, and other common areas involves risk of contracting infectious disease. Your electronic signature indicates your acknowledgment and understanding of this risk.
- b. Students are expected to follow the health and safety measures implemented by the University as recommended by the Centers for Disease Control and other applicable public health authorities during a public health crisis. The health and safety measures may be subject to modification as the public health guidance changes and may include, but is not limited to, social distancing, wearing a face covering, limitations on visitors in the residence halls, and quarantine/isolation requirements.
- c. Students are responsible for cleaning and sanitizing their residence hall room. University Housing and Dining will not be responsible for cleaning and sanitizing occupied residence hall rooms and the corresponding doors and doorknobs/handles.
- d. In the event of a presumptive positive or positive test for a communicable disease or infection such as COVID-19, students are expected, and hereby agree, to adhere to instructions from Student Health or their personal healthcare provider regarding treatment and/or quarantine in order to minimize exposure to the rest of the community.
- e. University Housing and Dining will not notify students regarding the health status, testing, or treatment of other students or staff members.

### 18. Liability

- a. The university assumes no liability for any loss or damage to any resident's personal property, except as caused by negligent acts of its employees, and does not carry insurance on any resident's personal property. All residents should determine if their personal property is covered by their family's/guardian's homeowner's or other insurance policies and should purchase personal property insurance as needed.
- b. In the event all or a portion of the university housing and dining system and/or supply chain becomes unavailable, as determined by the university, due to an unforeseeable circumstance including, but not limited to, natural disaster; fire; flood; tornado; war; embargo; health epidemic or pandemic; quarantine; riots; civil disobedience/unrest; strikes, lockouts, or other labor disturbances; acts of God; or declaration of emergency, the university may:
  - i. Terminate this contract without prior notice;
  - ii. Require some or all residents to leave university housing for some or all of the current contract term;
  - iii. Relocate some or all residents to replacement housing; and/or
  - iv. Take other reasonable action that the university deems necessary.
- c. The university is not responsible for providing alternative housing to the student once a contract is terminated.
- d. Credits or refunds may be issued at the university's discretion.
- e. The university is not liable for any damages, whether direct or consequential/indirect, resulting from aforementioned actions.
- f. The university is not responsible for injuries to the student or student invitees which might result from the use of the premises.

### 19. General Conditions

- a. Students are expected to know and abide by: federal and state law; policies and rules of the Board of Regents, State of Iowa; The University of Iowa Policies and Regulations Affecting Students; Residence Hall Specific Policies within the Code of Student Life, including those featured on the UHD website; and the terms and conditions of the residence hall contract. Violations of the university policies and rules are handled through the disciplinary procedures of the residence halls and/or through the university.
- b. No resident is to use their room or permit it to be used for any commercial purposes. Commercial solicitation in the building or on the grounds is forbidden.
- c. No pets shall be permitted in the residence halls, with the exception of fish in an aquarium of approved size. Service dogs are allowed by law, and emotional support animals may be approved by the university following an interactive process as part of a documented medical accommodation.
- d. A student may, at the discretion of the Office of the Dean of Students, law enforcement, or the Senior Director of UHD/designee, be prohibited from entering or being present in certain residence hall locations or the entire residence hall system.

Updated March 25, 2025