

# RESIDENCE HALL TERMS AND CONDITIONS ACADEMIC YEAR 2026-2027

## 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”) at the University of Iowa (“University”). If the student is a minor, this is a contract between the student, guardian, and the university.
- b. The University’s acceptance of this contract (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 contract will be terminated immediately if you are suspended or dismissed from the residence halls 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 these terms and conditions. This contract becomes binding seven (7) days after the university emails notice of housing contract offer and room assignment to the student, or when the student takes possession of the room, whichever comes first.

## 2. Communication

- a. UHD will send correspondence to the student’s @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 UHD. Students are expected to initiate and participate in all communication with UHD.
- c. UHD may send informational updates to contacts listed on your application.
- d. UHD staff may message contacts listed on your application if there are registration holds on your account that put you at risk of not having a housing contract. With no housing, you acknowledge you may be reasonably putting your health or safety at risk.
- e. It is the student’s responsibility to become familiar with these terms and conditions. No verbal statement by any party is considered an agreement or waiver of any of these terms and conditions, whether expressed or implied. This document constitutes the entire agreement of the parties.

## 3. Eligibility

- a. Admitted students at least 16 years of age by August 1, 2026, are eligible to apply and live in the residence halls.
- b. Students are categorized as either new or returning for participation in assignment processes and meal plans:
  - i. New housing students are defined as residents living on campus with UHD for the first time.
  - ii. Transfer housing students are defined as residents living on campus with UHD who have been admitted by the Registrar to the University as a transfer student. Transfer students do not include those who were dual enrolled in college courses through their high school curriculum. Transfer students must meet all new student application deadlines.
  - iii. Returning housing students are residents who lived on campus during a previous term with UHD.
  - iv. Off-campus students are those currently enrolled at the University and not living in the residence halls. They must meet all returning student application deadlines.
  - v. Readmits will follow the process for returning housing students.

- c. You must be an enrolled student at the University registered for at least 7 credits on the 10<sup>th</sup> day of classes, or otherwise determined eligible by the Senior Director of UHD or their designee.
  - i. Returning students must be enrolled for Fall 2026 by May 15, 2026 in order to retain their housing assignments and meal plans.
  - ii. Domestic new students must be enrolled for Fall 2026 by August 1, 2026. International students must be enrolled for Fall 2026 by August 25, 2026. Exceptions will be made for those who have not yet completed orientation.
  - iii. All students must be enrolled for Spring 2026 by December 9, 2026 in order to retain their housing assignments and meal plans.
- d. 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 as a condition of maintaining residency with UHD, and/or leave the residence halls.
- e. If your physical or mental health may jeopardize your or another resident's safety or well-being, you may be required by UHD to have an examination by a physician or 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 or their designee may amend or suspend your housing contract.
- f. 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 cancellation 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.
- g. Registered sex offenders are not eligible for residency in University housing.

#### 4. Contract Term

- a. This housing contract is for the full academic year – fall and spring semesters, with a start date of August 15, 2026 and end date of May 15, 2027. The contract does not include the provision for housing during the winter break period between fall and spring semesters.
- b. Winter break housing is available to students with a housing contract for an additional fee. You must register and pay to remain in the residence halls during winter break. Students who graduate or withdraw from the University at the end of fall semester are not eligible for winter break housing.
- c. There is not a "fall only" contract option.
- d. Contracts that begin spring semester include only the spring semester.

#### 5. Application

- a. You must submit a completed application online and a non-refundable \$100.00 application fee for UHD to consider offering 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 provide those individuals with any additional contractual rights, or allow your parent or guardian to receive any information protected by the Family and Educational Rights Privacy Act (FERPA).
- d. Your application becomes a binding contract seven (7) days after the University emails notice of housing contract offer 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 any other individual

- g. You may not sublet your room space to any other individual.

### 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 valid supporting documentation:
  - i. You are not attending the University due to graduation, withdrawal, transfer, or 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 subject to military orders (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 the full duration of 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 valid supporting documentation for your request to be evaluated. Other reasons that may be considered are:
  - i. A new medical/psychological condition that was undiagnosed prior to you moving into your room that cannot be supported by a Reasonable Request for Accommodation within UHD; or
  - ii. An unforeseen significant financial hardship that occurred after the contract binding date.
- d. All housing contract cancellations will be subject to the cancellation schedule on this website: <https://housing.uiowa.edu/refunds>
- e. Students who move in and then cancel prior to the start of the contract term will be charged a daily rate for their limited period of occupying the room.

### 7. Contract Buyouts

- a. You may request a buyout of your UHD contract for the non-negotiable rate of \$5,800 for the academic year. You will also be responsible for the pro-rated cost of your room prior to the contract buyout effective date. The rate will be adjusted based on the date the buyout is effective.
  - i. Contract binding date to October 19: \$5,800
  - ii. October 20 to December 19: \$4,350
  - iii. January 16 to March 14: \$2,900
  - iv. March 15 to May 15: \$1,450
- b. The effective date of your buyout is determined based upon when you officially check out of the residence halls. If you request a contract buyout prior to the start of the contract period, August 15, 2026 will be your buyout effective date.
- c. Fall 2026 students buying out for the full spring 2027 semester must be completely checked out by the last day of the fall term (December 19, 2026) and their buyout effective date will be the first day of the spring term.

### 8. Contract Terminations

- a. Your housing contract may be terminated as a result of any of the following circumstances:
  - i. You are found responsible for violating the Code of Student Life or any other applicable law or University policy;
  - ii. You fail to register for courses; or
  - iii. You fail to pay your U-Bill.
- b. If you are found responsible for violating the Code of Student Life and your housing contract is terminated, you will be responsible for the full cost of your housing contract. This rate is not negotiable.
- c. If you fail to register for courses or fail to pay your U-Bill, your contract will be terminated with refunds subject to the published schedule (<https://housing.uiowa.edu/refunds>).

### 9. Costs

- a. You agree to pay the room rate determined for the University by the Board of Regents. Your rate is determined by the room type you are assigned.
- b. The Board of Regents reserves the right to change the approved contract rates during the term of the contract upon giving 30 days notice.
- c. Housing costs do not include the provision for housing for early arrival, winter break, or interim housing periods. Early arrival may be permitted on specific days for a rate of \$35.00 per day charged to a student's U-Bill.
- d. All UHD contracts include a \$100.00 Laundry Dollar charge (for a \$50.00 Laundry Dollar Credit per semester). The Laundry Dollar Credit is placed in your Laundry Dollar account, which is accessible with your Iowa OneCard (University of Iowa ID). Laundry Dollars may be used for laundry on campus and rollover from Fall to Spring semester. Laundry Dollars expire at the end of Spring – May 15, 2027.
- e. Your room and meal plan charges will be billed in full at the beginning of each semester.
- f. You will be responsible for the cost of your room and meal plan regardless of whether you pick up keys and move into the room.
- g. If you fail to satisfy your financial responsibilities to the University, your room contract and/or your meal plan may be canceled according to University rules, regulations, and policies. If you are sent through contract 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. Fall Semester
  - i. Contract housing for all students begins on Saturday, August 15, 2026, and continues until noon (12:00 p.m.) on Saturday, December 19, 2026, or 24 hours after your last final exam, whichever comes sooner.
  - ii. Move-in dates are as follows:
    1. New first year students are eligible to move in August 15 – August 17 for participation in On Iowa events. Individual dates for new student move-in are selected in July.
    2. Returning residents may move in on Saturday, August 22, 2026.
- b. Fall Early Arrival
  - i. Move-in prior to a scheduled date may be subject to early arrival fees.
  - ii. Early arrival charges will be added to your Fall U-Bill and are non-negotiable.
- c. Spring Semester
  - i. Contract housing begins for all students on Saturday, January 16, 2027, and ends Saturday, May 15, 2027, at 12:00 noon, or 24 hours after last final exam, whichever comes sooner.
- d. Spring Early Arrival
  - i. All students may move in early on Monday, January 11, 2027, for an additional charge of \$35.00 per day.
  - ii. New spring international students may move in on Saturday, January 9, 2027 and will be billed \$35.00 per day prior to the contract start of January 17, 2026.
  - iii. Early arrival charges will be added to your spring U-Bill and are non-negotiable.
- e. Break Periods
  - i. Fall Break – Sunday, November 22, 2026, to Sunday, November 29, 2026 – residence halls remain open with limited dining options.
  - ii. Winter Break begins at 12:00 noon on Saturday, December 19, 2026, and lasts until 8:00 am on Saturday, January 16, 2027. Residence halls close beginning December 19. Students may sign up to stay in their rooms for an additional charge.
  - iii. Spring Break – Sunday, March 14, 2027 – Sunday, March 21, 2027 – residence halls remain open with limited dining options.

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

- a. Room Space Assignments
  - i. You are assigned to a space in the residence halls.

- ii. UHD follows the University of Iowa Human Rights policy statement when making your room space assignment. <http://opsmanual.uiowa.edu/community-policies/human-rights>
  - iii. Students with disabilities who may wish to seek reasonable accommodations must submit a Reasonable Request for Accommodation by the priority deadline. Requests received after the priority deadline will be considered as space allows.
  - iv. UHD will attempt to honor your preferences; however, any expression of preferences does not guarantee a room assignment in a particular living learning community, room type, building, or with a specific roommate.
  - v. UHD reserves the right to assign/reassign you to any space within UHD, even if it is not your preference.
  - vi. Students must apply by published deadlines for the opportunity to join a living learning community, request a roommate, and/or participate in online room selection. New students must be registered for orientation by published deadlines in order to participate in online room selection. Demand for housing may limit participation in online room selection.
  - vii. If you are assigned to a room/apartment that is designed as a space for a student with a disability, the University reserves the right to change your room assignment should an applicant/student with a disability require use of the space.
- b. Expanded Housing
- i. There may be a need to assign you to expanded housing in a lounge converted to a student room to accommodate the number of requests for residence hall spaces.
  - ii. You will pay a reduced daily rate during your time in expanded housing and receive a permanent assignment if space becomes available. You will be required to vacate your expanded housing assignment when a permanent space is assigned. Any permanent housing assignment may not include your preferences.
- c. Room Changes
- i. You may only occupy your assigned room space.
  - ii. Room changes require the written permission of UHD.
  - iii. Students who make unauthorized room changes or fail to move out of a room at a designated time will be required to move back to their authorized assignments and/or be subject to disciplinary action.
  - iv. Room changes are not permitted during the first two weeks of the semester. Fall semester room changes are not allowed beginning at Fall Break. Spring semester changes are not allowed beginning April 1, 2027.
  - v. The opportunity (or lack thereof) to change your assignment to another room space or hall will not be a basis for a contract release.
- d. Room Consolidations and Vacant Space Buyouts
- i. If a vacancy occurs in your room during the course of a semester, you may be required to consolidate with another student in a similar situation or choose to pay the adjusted rate according to actual room occupancy. Available options will depend on occupancy at the time of vacancy. If you refuse to consolidate, you may be charged the prorated rate consistent with the occupancy of your room.
  - ii. The option to purchase the other portion of your room ("vacant space buyout") may be available from UHD throughout the semester. Single rooms will be made available based on availability and need. It will be at the discretion of UHD when and whether these will be offered.

### 12. Roommates

- a. UHD will share your name, residing postal and email addresses, and residing telephone number, which are all considered directory information, with any assigned roommate(s) and suitemate(s) unless you have limited University use of this data with a FERPA restriction. You can restrict some or all of your directory information online in MyUI. You also have the option to share social media contacts with potential roommates at your discretion through the housing application.
- b. In order to request your preference for a specific person as your roommate, the request must be mutual and submitted by the required deadline.
- c. There is no guarantee of an assignment with a specific individual. Unsatisfied roommate preferences will not be a basis to 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 actual or preferred 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) in its sole discretion.
- 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, texts, email, and/or messaging platforms), or actions that may be reasonably perceived as these activities, 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, hall, and/or living learning community assignment if you and your roommate(s) experience and 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 will not be a basis 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 the residence halls are required to select either the Unlimited, Block 160, or Weekly 14 meal plan, unless they are assigned to a room with a University-supplied kitchen.
  - iii. Students living in a room with University-supplied kitchen also have the option of a Block 50 meal plan.
  - iv. Returning students or transfer students assigned to a room with a University-supplied kitchen may opt out of a meal plan.
  - v. If you do not select a meal plan online, you will be assigned the Unlimited meal plan.
- b. Dates
  - i. Meal plans begin at the start of the contract date and continue while classes are in session.
    - 1. Fall semester meal plans begin August 15, 2026, and end on December 19, 2026. Market Places will close for Fall Break.
    - 2. Spring semester meal plans begin January 16, 2027, and end on May 15, 2027. Market Places will close for Spring Break.
  - ii. Meals are served seven (7) days a week at various locations across campus. Hours may be found online: <http://dining.uiowa.edu/>.
  - iii. UHD may adjust hours and/or locations open and will post updates on the dining website.
- c. Costs
  - i. You agree to pay the meal plan rate determined for the University by the Board of Regents. Your rate is determined by the meal plan you select.
  - ii. Meal plan charges will be billed at the beginning of each semester.
  - iii. The Board of Regents reserves the right to change the approved contract rates during the term of the contract upon giving 30 days' 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. UHD is not responsible for fraudulent transactions.
  - ii. To help ensure meal plans are used fairly, a 15-minute reuse delay is placed on your Iowa OneCard. Additional swipes used before the 15-minute reuse delay expires will be declined.
  - iii. Students with Unlimited, Block 160, or Weekly 14 meal plans have 5 guest meals per semester to allow a guest to eat with them.
  - iv. Unlimited and Block 160, meal plan swipes do not carry over from one semester to the next.
  - v. Weekly 14 meal plan swipes reset on Sundays and do not carry over from one week to the next week.

- vi. Dining Dollar balances carry over from Summer to Fall to Spring and do not expire until the end of the Spring 2027 semester – May 15, 2027.
- vii. Unused meals are forfeited at the end of each semester. Unused Dining Dollars are forfeited at the end of the Spring semester and non-refundable.
- viii. Students with the Unlimited, Block 160, Weekly 14, or Block 50 plan are entitled to one complimentary Market2Go container for the semester and will be charged for each additional container they take without returning the previous container.
- ix. Market2Go meals may not be eaten in the marketplaces, and students will be charged an additional meal if they do so.
- e. Dining Dollars
  - i. Dining Dollars are a University 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 UHD locations on campus.
  - iii. Dining Dollars are not considered to be Laundry 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 carry over from Summer to Fall to Spring and do not expire until the end of the Spring 2027 semester – May 15, 2027.
  - vii. When making a purchase with Dining Dollars, if there are insufficient funds, the remaining balance will be charged to your U-Bill. If your U-Bill 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 in contact with one another, such as students, staff, faculty and community members. UHD will implement reasonable public health and safety measures regarding infectious diseases as recommended by the applicable public health authorities. UHD 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 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 diseases, such as but not limited to COVID-19.
  - ii. Students and visitors 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. UHD does not assume any liability for adverse reactions to food/drink consumed, the presence of a foreign body in food or drink, or items with which one may come into contact while eating or drinking or purchasing items at any University 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 University dining locations. Emotional support animals are not permitted.
- g. Dietary Needs and Restrictions
  - i. Menus in the marketplaces satisfy nutritional needs for the majority of medical dietary requirements and religious or lifestyle practices. Students with food allergies or special diets should work with a UHD nutrition specialist or a location manager regarding their specific needs. A Dietary Needs Request must be submitted with valid supporting documentation for staff review.
  - ii. UHD 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. UHD implements 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 any other individual.
  - ii. You may change your meal plan online during the first few weeks of each semester.
    - 1. Fall semester meal plan changes must be made online by Sunday, August 30, 2026.
    - 2. Spring semester meal plan changes must be made online by Sunday, January 31, 2027.
  - iii. If you move to a room with a University-supplied kitchen, you have five (5) business days from the effective date of the transfer to change your meal plan.
  - iv. If you move from a room with a University-supplied kitchen, to a room without a kitchen, you must choose either the Unlimited, Block 160, or Weekly 14 meal plan within five (5) business days. If a meal plan is not chosen, the Unlimited plan will be assigned.
- i. Cancellations
  - i. Only returning residents and transfer students living in a room with a University-supplied kitchen may cancel their meal plan based on the dates provided in the meal plan change section 12.h.ii. above.
  - ii. If your housing contract is cancelled or terminated, your meal plan will be cancelled.
  - 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. Meals missed because of late move-in, specific diets, religious or lifestyle beliefs and activities, employment, or classes scheduled during the meal hours are not refundable.
  - ii. Refunds for cancelled meal plans will be made based on the weekly refund rate schedule, regardless of the number of meals eaten. This schedule may be found on the dining website: [www.dining.uiowa.edu](http://www.dining.uiowa.edu).
  - iii. Dining Dollars are non-refundable.
  - iv. Refund requests based on prolonged illnesses or unavoidable absences in excess of seven (7) consecutive days may be considered and must be provided in writing with documentation to Contracts & Assignments. Valid supporting 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 – military orders or a letter from your commanding officer
- k. Meal Contract Terminations
  - i. In the event all or a portion of the UHD 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 modify or 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 present 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.
- c. UHD reserves the right to photograph your room upon requests for maintenance and as part of its inspection of rooms for safety, health, and general upkeep/maintenance purposes.

### 16. UHD Fitness Centers

- a. Residents may use the fitness centers in Catlett, Currier, Hillcrest, and Mayflower halls if they follow all posted rules and regulations.
- b. The student assumes all dangers and risks of injury or death from use of the fitness centers, releasing the University of any and all liability.

### 17. Facilities

- a. UHD will provide you with a clean and secure residence hall room.
- b. UHD provides room schematics for informational and illustrative references only. No exact dimensions, layouts, or configurations are guaranteed. UHD is not liable for any discrepancies, inaccuracies, or measurement errors contained in room images, floor plans, and/or room 3-D models
- c. Bed loft configuration requests must be submitted by the published deadline. Every effort will be made to have adjustments completed prior to your arrival, but completed adjustments are not guaranteed. Rooms may vary in the specific configurations available based on layout, size, and/or ceiling height.
- d. 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 the listing of any damages that may have been missed via an electronic form. It is your responsibility to report any previously existing damages in writing within one week of moving into your room.
- e. You may not change the residence hall facilities nor remove or replace furniture supplied within the room or building. UHD limits permissible decorations on exterior-facing doors. Whiteboards, dry erase boards, chalkboards, and similar **writable** surfaces are not allowed, and they are subject to UHD removal.
- f. .
- g. Students are responsible for reporting facilities concerns with their room, bathroom, or common spaces to UHD. 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.
- h. Damages or excessive cleaning that may be required 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.
- i. 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 19 below.
- j. Personal property left in student rooms after check out will be disposed of after seven (7) days at the discretion of UHD.

### 18. 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.

UHD implements reasonable public health and safety measures regarding infectious disease as recommended by the applicable public health authorities. UHD 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 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 diseases, such as but not limited to COVID-19. Living with a roommate and among other residents necessarily involves sharing bedrooms, bathrooms, kitchens, laundry facilities, computer rooms, courtyards, and other common areas. This environment also involves risk of contracting infectious diseases. Your electronic signature indicates your acknowledgment, understanding, and assumption of this risk.

- b. Students are expected to follow the health and safety measures implemented by the University. The health and safety measures may be subject to modification at any time as public health guidance changes. University required practices may include, but are 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. UHD will not be responsible for cleaning and sanitizing occupied residence hall rooms or the corresponding doors or doorknobs/handles.
- d. In the event of a presumptive positive or positive test for a communicable disease or infection, such as but not limited to COVID-19, students are expected, and hereby agree, to adhere to instructions from Student Health or a personal healthcare provider regarding treatment and/or quarantine in order to minimize exposure to the rest of the community.
- e. UHD will not notify students regarding the health status, testing, or treatment of other students or staff members.

### 19. Liability

- a. The University assumes no liability for any loss or damage to any student's personal property, except as caused by negligent acts of its employees, and does not carry insurance on any individual student's personal property. All students 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 UHD 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 students to leave University housing for some or all of the current contract term;
  - iii. Relocate some or all students to replacement housing; and/or
  - iv. Take other reasonable actions 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 whatsoever, whether direct, indirect, incidental, special, or consequential, resulting from aforementioned actions.
- f. The University is not responsible for injuries to the student or student's invitees which might result from the use of the premises.

### 20. Guests

- a. Only students assigned to a specific room are permitted to live in that room.
- b. A guest is defined as a person who UHD has not assigned to that specific residence hall room.
- c. Overnight guests may not stay more than three nights within a 14-day period.
- d. Students are responsible for the behavior of their guests to ensure they are aware of and abide by the residence hall, Code of Student Life, and University policies and expectations.

- e. Guests who violate residence hall or University policies will be asked to leave the residence hall, and their host will be held responsible. If the guest is a student at the University of Iowa, the guest will also be referred to the Student Accountability process.

### **21. 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 relevant disciplinary procedures, which include those of the residence halls and the University.
- b. No resident is to use their room or any common area of a residence hall or permit them 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. At the discretion of the Office of the Dean of Students, law enforcement, or the Senior Director of UHD or their designee, a student and their invitees may be prohibited from entering or being present in certain residence hall locations or the entire residence hall system.

Updated February 19, 2026