I. CONDITIONS OF OCCUPANCY
Occupancy of VSU housing facilities is contingent upon the exhibition of behavior which is compatible with maintenance of order and propriety. Additionally, the following specific requirements must be met:

A. Occupancy is specifically limited to those persons who have signed this contract with VSU, and violations of this regulation will result in immediate termination of this agreement by VSU. Additionally, students must be at least 18 years of age. Last day for enrollment is each Summer where they wish to live in the residence halls. (This does not apply to students currently in a contract for Centennial Hall.)

B. VSU cannot make a housing assignment until the resident has been officially accepted by VSU for the Summer or as an Ignite Student.

C. The space may be occupied only by the contracting resident(s). No transfer, assignment, or subleasing of the license granted by this Contract is permitted. Rooms are not to be occupied at any time by more than one resident or guest. No animals or pets are allowed in the residence halls.

D. VSU agrees to furnish to resident a housing space in accordance with the terms of this Contract. The parties to this Contract do not intend that an estate, a tenancy or other interest in property should or shall pass from VSU to resident, nor is it intended that a usufruct be granted to the resident. Instead it is the intention of the parties that the relationship between VSU and resident be that of a licensor and licensee and that the sole right of resident to use his/her assigned housing space as a living unit shall be based upon the license granted in this Contract.

II. PERIOD OF CONTRACT
A. The contract period is for the summer session(s) as designated on the housing application. Thus the resident and his/her parent or legal guardian agree that once the housing application, and contract, have been accepted by VSU, the resident will live in VSU residence halls and pay VSU rates as a resident. Residents who withdraw from VSU before completion of the summer session may be released from the contract, subject to the terms below, by notifying the Office of Housing and Residence Life in writing of their change in status.

B. Residents contracting for housing prior to the first day of the term will be held responsible for payment for the entire term regardless of when they check in.

C. Valdosta State University is committed to maintaining a fair and respectful environment for living, working, and studying. To that end, and in accordance with federal and state law, Board of Regents policy, and VSU policies, students who are any race, color, religion, national origin, sex, age, disability status, or status as a disabled veteran, and/or who have a disability as defined by law, cannot be discriminated against in housing and work assignments.

III. ASSIGNMENT OF SPACE
Residents should know that residence hall space is reserved on a first-come first-served basis. The date on which all the paperwork is received and all the fees are paid is the date of assignment in the Office of Housing and Residence Life.

A. A space will be held for a resident upon the receipt of completed application, contract, $100 non-refundable application fee and $150 deposit. Note: The $100 is not applicable to the payment of room charges, but is a one-time fee. The application fee is non-transferable to another resident. All incoming students are required to pay a new application fee each time they reapply for campus housing.

B. Responsibility to show proof of payment of the application fee rests with the resident.

C. Students living on campus in the Spring prior to the Summer term will be required to pay an additional $150 deposit before a space will be assigned. Residents assigned to space at the end of the Spring term or as long as the contract is not broken and no damages have occurred.

D. Subject to availability of space, VSU will assign accommodations according to resident preferences without regard to ethnicity, religion, sexual orientation, or national origin, religion, age, disabled status, or status as a disabled veteran.

E. VSU does not guarantee assignment in a specific building or with a specific roommate.

F. Roommate requests are granted when space is available and the request is mutual.

G. VSU reserves the right to refuse housing to any resident who is delinquent in the payment of bills. VSU reserves the right to demonstrate an unwillingness to abide by VSU Student Code of Ethics and Conduct or published Housing and Residence Life Policies and Procedures, or who exhibits behavior which is incompatible with the maintenance of order and propriety in the residence halls.

V. BOARD (Meal Plan)
All residents are required to sign up for one of the designated board (meal plan) choices. The meal plan fee is provided to the resident. Students who will be required to show appropriate identification before receiving each meal. Food service privileges are nontransferable in part or in whole.

VI. VACATION PERIODS
The residence halls are closed between semesters. The University cannot supply storage for residents' personal belongings between spring and summer or fall and winter semesters.

VII. RESPONSIBILITY FOR DAMAGE
The resident is responsible for the condition of the room and furnishings which are assigned to them and shall reimburse VSU for all damage to or loss of these accommodations and furnishings. Residents of a hall may also be required to share the expense of repair or replacement of any property or cleaning in areas commonly used by the residents. Charges may also be assessed against the resident for damage caused by the indoor or outdoor smoking of tobacco products. VSU shall at all times during the term of this Contract retain legal ownership of the furnishings and equipment located in any residence hall room or area. Residents shall be responsible for any damage caused to the residence halls.

VIII. ENTERING A RESIDENT ROOM
Resident rooms for any other purpose that is in violation of the terms of this Contract. The parties to this Contract do not intend that an estate, a tenancy or other interest in property should or shall pass from VSU to resident, nor is it intended that a usufruct be granted to the resident. Instead it is the intention of the parties that the relationship between VSU and resident be that of a licensor and licensee and that the sole right of resident to use his/her assigned housing space as a living unit shall be based upon the license granted in this Contract.

IX. PAYMENT OF CHARGES
The resident agrees to pay room and board fees and other properly billed charges in accordance with the schedule of classes. Program fees and Post Office box charges will not be prorated or refunded.

NOTE: Execution of this contract does not guarantee that space will be available in the residence halls. This contract, made and entered into this day of ___________ 20__ by and between The Board of Regents of the University System of Georgia by and on behalf of Valdosta State University, hereinafter identified as VSU and (Name or resident, please print):

WHEREAS, in signing this contract the resident has submitted an application for living accommodations, room and board included. VSU has assigned such accommodations to the resident in VSU residence halls for the summer term or any remaining parts thereof, unless otherwise stated, exempting Acts of God, Strike, Natural Disasters and/or occurrences not under the control of VSU. Now therefore, in consideration of the rents and covenants contained herein, VSU and resident agree as follows:

H. VSU reserves the right to assign, or reassign spaces (with 24 hours notice) for the benefit of an individual resident, living unit, or to accommodate changes in occupancy patterns.

WITNESSETH

THIS IS A LEGAL AND BINDING DOCUMENT WITH FINANCIAL OBLIGATIONS. PLEASE READ CAREFULLY BEFORE ACCEPTING.
X. GUESTS

During final exam week at the end of each semester, only VSU students will be allowed as guests. With the exception of final exam week, VSU students or individuals who have reached the age of majority (18 years of age) are permitted as guests. Each guest must be registered with the Office of Housing and Residence Life. All guests are subject to the rules and regulations of VSU during their visit. Residents are responsible for the conduct of their guests. Babysitting services are not permitted. Further, housing space shall not be used for commercial or solicitation purposes.

Overnight guests are permitted, provided that students obtain permission from roommates and/or suitemates. Overnight guests are limited to 3 nights in a row and no more than 10 nights per semester.

Please see the full guest policy on the Housing and Residence Life website.

XI. UNIVERSITY LIABILITY

Although every precautionary measures are taken, VSU does not assume any legal obligation to pay for injury to person (including death) or loss or damage to items of personal property which occurs in its buildings or on its premises. The student is personally responsible for his/her actions. Residents or their parents are encouraged to carry appropriate insurance to cover such losses. VSU requires that all residence hall residents pay the student health fees.

**By statute, Georgia Code Section 31-12-3.2 requires that all students living in campus housing be informed of the risks and issues regarding meningococcal disease**

XII. TERMINATION BY THE RESIDENT

Note: Cancellation of this contract does not constitute withdrawal from VSU. Residents shall withdraw from VSU by submitting a request for Release from Contract form.

A. Should a resident withdraw from VSU; this contract may be cancelled.

This contract may be cancelled by the resident in the event of marriage, military obligations, official withdrawal from VSU and other reasons determined in the sole discretion of VSU to terminate the Contract. If the resident cancels the contract due to reasons indicated above before the summer term, the $150 will be refunded if no other financial obligations to VSU exist. If other financial obligations exist, the $150 may be applied towards those obligations.

B. A resident or his/her family who has paid the full term’s housing fees may request to vacate the room as a result of the disciplinary action is not eligible for a refund of that semester’s fees or the deposit.

C. Residents contracting for summer term and canceling after the residence halls officially open, the summer resident will be charged 25% of that term’s housing fees. Any written request to buy out of the contract must be made to the Office of Housing and Residence Life.

D. Upon termination of contract or contract withdrawal from VSU, the resident has 24 hours to vacate their space. All personal property must be removed within 48 hours after a student withdraws, separates from the university, or after the residence halls close for the summer semester. A room-cleaning/removal charge will be assessed against any student who fails to remove their items or personal property within 48 hours of withdrawal or separation. Personal property left in bedrooms, hallways, stairwells, lounges, or common areas will be deemed abandoned property and will be considered property of Housing and may be donated or discarded. Please reference the Policies and Procedures page on our website for more details.

VSU Housing and Residence Life will not be liable for any items left or abandoned by the residents after the 48-hour period has passed. In consideration of this service, the student agrees to waive all claims against VSU.

G. Any resident who fails to follow proper check-out procedures and/or return VSU issued key(s) will be charged the appropriate fees.

H. Any refunds or buy-outs will be calculated based on the date the resident properly checks-out of the room with VSU staff.

XIII. TERMINATION BY VSU

A. VSU reserves the right to terminate this contract, serve the resident with written notice to vacate immediately the premises, and take possession of the space at any time for violation of the contract, residence hall policies and procedures, violation of, or noncompliance with rules and regulations of the residence halls, Federal, State and local laws, or VSU policies, for reasons of health or safety, for the purpose of renovation, for false statements or misrepresentation made by the resident in connection with this contract or if the resident exhibits behavior which is incompatible with the maintenance of order and safety in the residence halls.

B. If on the first day of classes a resident does not occupy the assigned space by 9 AM or if notice of delay in arrival is not filed in writing with the Office of Housing and Residence Life by 9 AM on the first day of classes, VSU is authorized to assign that space to another resident.

Please note that the right of cancellation in this situation is reserved exclusively by VSU and in no way releases the resident from the obligation to pay for a space in the residence halls.

C. A resident who fails to occupy the room and remains a VSU student, will be subject to the forfeiture of the deposit and the buy-out option as stated in Section XII.

XIV. USE OF FACILITIES

This agreement is not intended to create a usufruct or convey any legal or property interest to the resident. The resident does not necessarily have the right to determine the amount of any eventual rental or to create a licensor/licensee relationship subject to the terms and conditions stated herein.

A. Upon receipt of a room assignment, this contract guarantees a space (not a particular room) in a residence hall. VSU reserves the right to make adjustments and/or reassignments and/or room changes as considered necessary. Room changes may not be made without the approval of the Office of Housing and Residence Life. In the event that the resident assigned to a residence hall is destroyed or otherwise not available and VSU does not furnish other accommodations, the contract shall terminate.

B. The resident agrees to comply with all Federal and State laws, City ordinances, regulations and procedures. In addition, but not limited to those regarding, the possession or use of alcoholic beverages and illegal drugs, and agrees that his/her room shall not be used for any purpose contrary to such. Explosive, firearms or other dangerous weapons, fireworks, and related items are not permitted in the residence halls.

C. The use of hotplates, space heaters, extension cords, or window air conditioning units is strictly forbidden. VSU reserves the right to remove any unauthorized or dangerous items. No TV antennas or dishes are permitted on residence hall roofs. VSU reserves the right to evacuate the building during a fire alarm or any other means of notification in an emergency situation, including but not limited to scheduled fire drills. Fire drills will be held once per semester in conjunction with VSU Environmental and Occupational Safety. Failure to evacuate during a fire drill or any other emergency notification could result in a fine of $100 and/or VSU student disciplinary action(s).

D. Residents are expected to keep rooms clean. This includes the proper removal of trash and recyclables from the room. Trash should be placed in the hallways. Hoverboards are not allowed outside the residence halls.

E. Each resident is issued a key to his/her room. Loss of this key or failure to return the key to the Office of Housing and Residence Life by submitting a request for Release from Contract form will result in a charge being assessed for a lost key and/or lock change.

F. No pets (with the exception of non-carrofish) are allowed in the residence halls. Exceptions can only be approved by the Access Office.

G. Sales and solicitations, in any form, including religious solicitation, are prohibited unless authorized in writing by the Director of Housing and Residence Life or their designee. Door-to-door soliciting, distributing, and/or advertising is prohibited. Residents may not allow outside salespersons to conduct any sales, demonstrations, or presentations of a product in their room or in the residence hall without written permission from the Director of Housing and Residence Life or their designee.

H. VSU property, including furnishings, may not be moved from the assigned area within the residence hall without authorization from the Office of Housing and Residence Life. Water filled furniture will not be permitted. Residents will be held responsible for the condition of their room and must pay for any damages to VSU property. VSU reserves the right to determine the amount of damages and make repairs.

I. VSU has specific policies regarding check-in, room change, and check-out. Failure to comply with these policies will result in fines being levied against the resident.

J. Residents will be assigned a post office box on campus.

K. VSU is a smoke-free campus. Smoking is not permitted anywhere on campus.

L. All beds will be set to a non-lofted height prior to move-in and bed lofting will be done in phases each week of classes by Housing staff. Prior to giving a bed lofted, students must complete a work order and sign a release in the Housing Office to accept or decline the installation of a safety railing. Residence halls are not permitted to loft beds on their own and bed raisers are not permitted in the halls. Beds in Centennial, Georgia, and Hopper will not be lofted due to ceiling fans.

M. All bathrooms in the residence halls are intended for single occupant use only. At no time should more than one person occupy any bathroom stall, or shower stall in the residence halls.

XV. GENERAL

A. Except as otherwise provided herein, any amendment or extension to the Contract must be approved in writing by the Director of Housing and Residence Life. No other statement or action of other VSU representatives shall be construed to waive or modify any provision of this Contract.

B. Residents who contract for VSU housing are expected to fulfill all provisions of this agreement, and failure to do so will result in the withdrawal of their privileges, grades, and/or full payment of their contract. If any Section or Subsection of this contract is ruled to be illegal or invalid, this will not affect the validity of enforcement of the remainder of the provision of this contract. The resident is under 18 years of age, the parents or legal guardian will become a party to this contract and will sign as evidence of accepting this responsibility.