

2026-2027 ACADEMIC YEAR (Fall & Spring) CONTRACT FOR UNIVERSITY HOUSING

THE UNIVERSITY HOUSING CONTRACT (“Contract”) IS FOR THE ENTIRE 2026-2027 ACADEMIC YEAR (FALL AND SPRING SEMESTERS), excluding winter break, spring break, and summer sessions (“Term”). The following dates are when the hall will be open:

Fall Semester: 9 a.m. Sunday, August 30, 2026 through Sunday, December 20, 2026 at 9 a.m.
Spring Semester: 9 a.m. Sunday, January 17, 2027 through Tuesday, May 11, 2027 at 12, noon

This Contract is for space in University Housing and is between Roosevelt University (“University”) and the student named herein (“Student”), and parent or legal guardian if the Student is under the age of 18. This University Housing Contract is for an assigned space in a Unit at (i) the Wabash Building, 425 South Wabash Avenue, Chicago, Illinois, (“Wabash”) owned by Roosevelt University, (ii) at the University Center, located at 525 South State Street, Chicago, Illinois (“UC”), owned by University Center Property LLC (“UC LLC”) and managed by Everest Campus Chicago, LLC (“Facility Manager”), or (iii) at any other University-designated residence halls (collectively, the “University Residence Halls”) and is not for a specific unit or accommodation. The University or its assignee reserves the right to change or transfer unit assignment, and to assign additional residents to fill vacancies in multiple-occupancy units. THIS HOUSING AGREEMENT IS NOT A LEASE NOR DOES IT PROVIDE ANY PROPERTY INTEREST.

A. LICENSE AND GENERAL TERMS

1. The University shall license an assigned space to the Student named in this Contract in the University Residence Halls for the Term subject to the terms and conditions contained herein. The relationship between the University and the Student is that of licensor-licensee and not that of landlord-tenant.
2. The University may accommodate requests, however, there is no guarantee of housing or housing preferences.
3. Requests for exceptions/alterations or changes to the terms of this Contract or any room assignments must be submitted in writing by the Student via email from their Roosevelt Student email account.
4. The Student shall reside in the University Residence Halls and shall be enrolled as a full-time registered student for the entirety of each semester (fall and spring); for example, undergraduate students must be enrolled in a minimum of 12 credit hours in order to be considered full-time status. The only exception is for those students with approval from either the Registrar’s office or the Academic Advising center to be part-time status students. Returning students must be enrolled as a full-time registered student prior to July 1, 2026 and new students must be enrolled as a full-time registered student prior to August 15, 2026 for the Fall 2026 semester. For the Spring 2027 semester, all students must be enrolled as a full-time registered student before December 1, 2026; new incoming spring students must be enrolled as one before January 8, 2027. If the Student is not enrolled by these dates, the University may, in its sole discretion, cancel this Contract and impose a cancellation charge.
5. Financial Aid: Students living in the University Residence Halls and using financial assistance must ensure all items needed for their financial aid file are completed, signed, and submitted. This may include accepting, reducing or declining their financial aid offer via RU Access. Please note that all students must ensure they have finalized their payment arrangements prior to moving into the University Residence Halls. Students that have not completed the required actions with the Financial Aid Services office may not be permitted to move in to their housing assignment.
6. By signing and submitting the Contract (together with the application fee and deposit), Student agrees to accept the housing assignment and pay the applicable fees for the entire academic year, or remainder thereof. If Student withdraws from the University or if a Contract Release is granted, this Contract may be suspended by the University or the time during which these conditions occur. If the Student re-enrolls after previously withdrawing or is reinstated (after being academically dismissed) during the same academic year that this Contract was signed, this Contract and all obligations hereunder shall be reinstated.
7. Non-occupancy of assigned space does not terminate the Contract, and the appropriate charges under the Contract shall be due and owing by the Student. Student understands that signing a contract and occupying an alternative living space (e.g., home, off campus apartment) does not void their obligations under this Contract.
8. This Contract begins on the day of check in and ends on the day the hall closes for spring semester of the term dates unless otherwise approved by University or its assignee. Additional charges may apply for early move-in and late check-out based on the move-in or check-out dates advertised by the University.
9. Assignment of Space: Student may provide a preference for a specific community, unit type, and/or roommate, however, the University shall determine the housing assignment of the Student in any space within University Residence Hall, in its sole discretion. Student understands that they are not entitled to a housing assignment and that space within the University Residence Hall is contingent upon available space. Student shall not make other housing arrangements prior to checking with the University on the status of their room assignment. The University’s inability to honor a Student’s assignment preference does not void this Contract. If space cannot be assigned, the deposit is automatically refunded and the Contract becomes void. The housing application fee is non-refundable. University reserves the right to assign a resident to a temporary space (including spaces outside of the University Residence Halls) or increase occupancy of existing spaces. University further reserves the right to relocate a Student, upon written notice, for any reason.
10. Student agrees that the terms, conditions, policies, rules and regulations contained in the Roosevelt University Housing Handbook, the Roosevelt University Code of Student Conduct, and laws of the United States, and the State of Illinois, as may be amended from time to time, are incorporated herein by reference and are made a part of this Contract.
11. The University reserves the right to alter any conditions of this Contract, including rates, upon 30 day notice.
12. Student shall be held responsible for maintaining their assigned space in a reasonable condition at all times and will correct any deficiencies called to their attention by University representatives. Student shall not remove or permit the removal of room furnishings without prior approval by the appropriate University representative. Student shall be held financially responsible for all damage (including, but not limited to, repair and cleaning costs) to University property in their room or in public areas within the University Residence Halls, including damage by their guests. Damage charges will be assessed against the Student’s Bursars account.
13. Student understands that they must be in compliance with all University’s immunization requirements prior to the beginning of this Contract, including any Executive Orders announced by the State of Illinois or the Federal Government.

B. HOUSING APPLICATION PROCESS

The Student acknowledges and agrees that completion of the University Housing application process requires compliance with each of the following steps, in the order listed below. Failure to complete any required step may delay or prevent the Student from receiving a housing assignment.

1. **Submission of Housing Deposit.**
Prior to accessing the housing application, the Student must submit the required Housing Deposit or obtain an approved Housing Deposit Waiver pursuant to Section C of this Contract. The Housing Deposit shall be posted to the Student's account for the term for which housing is sought.
2. **Submission of Application Fee.**
Following submission of the Housing Deposit, the Student must pay the non-refundable Application Fee as set forth in Section B of this Contract.
3. **Completion of Housing Application.**
After the Housing Deposit and Application Fee have been submitted, the housing application will open in the Housing Portal. The Student must complete the application in full, including providing housing preferences, roommate requests, and any other required information. Submission of preferences does not guarantee a particular assignment.
4. **Execution and Submission of Housing Contract.**
Upon completion of the housing application, the Student must electronically sign and submit this University Housing Contract. The Contract shall not be considered complete or binding until it has been electronically signed and submitted by the Student and the Housing Deposit, or approved waiver thereof, has been received by the University. The Student will receive a copy of this University Housing Contract upon submission via email to their Roosevelt Student email account.

The Student understands that only upon completion of all steps listed above will the Student be eligible to receive a housing assignment. The University reserves the right, in its sole discretion, to deny, delay, or cancel a housing assignment if the Student fails to complete any portion of the application process or fails to meet eligibility requirements contained in this Contract.

C. HOUSING DEPOSIT

Student must also pay a \$250 housing deposit ("Housing Deposit") when submitting a University housing application. The Housing Deposit applies to new and returning students. The Housing Deposit shall be added to the Student Account for the term for which they are seeking housing.

Waiver

If the Student is experiencing financial difficulties, Student may apply for the Housing Deposit Waiver which exempts Student from paying the Housing Deposit in the event Student is experiencing financial difficulties. To apply for the Housing Deposit Waiver, Student shall submit a request to the Financial Aid Services office who shall verify if the Student is facing financial difficulties and the need for a Housing Deposit Waiver. If approved, the Financial Aid Services office will notify the Office of Residence Life of approval and the Student will be contacted via email by the Office of Residence Life once the Housing Deposit Waiver has been applied to the Student's Housing Portal. Once the Student receives the email notice from the Office of Residence Life, the Student can then continue through the remainder of the application process. To apply for a Housing Deposit Waiver, students can email the Financial Aid Services office at fas@roosevelt.edu.

Refund

The Housing Deposit will be refunded if the Student informs the Office of Residence Life & University Housing ("Office of Residence Life") of cancellation of housing by June 1st for fall semester and January 1st for spring semester. Any refunds are processed by the Financial Aid Services office and requests must be made to them directly, this includes students who fully withdraw from the University. Refunds will be made subject to outstanding debts owed to the University.

Forfeit

The Housing Deposit will be forfeited if the Student cancels housing after June 1, 2026.

D. APPLICATION FEE

Student shall pay a non-refundable \$50 application fee ("Application Fee") when submitting their on-line University housing application and signing this Contract. The Application Fee is not applicable for the Housing Deposit Waiver.

E. STUDENT FEES

Room rates for the 2026-2027 academic year will be posted on the Housing website by May 2026. Specific room charges will be reflected on the Student account after a Student has received their room housing assignment letter via email to their Roosevelt Student email account.

F. MEAL PLAN

All students in the suite styles will be automatically assigned the lowest level of declining balance meal plan for those residing in the Wabash building or the UC Basic meal plan for those residing in the University Center building. For more information on the meal plan contract and meal plan charges, refer to the Housing Handbook or the Office of Residence Life & University Housing website. Any Student interested in obtaining a higher level meal plan in either building must notify the Office of Residence Life & University Housing.

Any Student interested in obtaining a meal plan exemption must provide a letter of support from either a religious leader or a medical professional to the Director of Office of Residence Life & University Housing prior to the start of the active term. Any submitted letter of support is shared with the Dining Food Services Director for review to determine if Dining Food Services can accommodate any religious or dietary needs/restrictions. A meeting must occur between the Student requesting the exemption and the Dining Food Services Director, or representative. In cases that Dining Food Services can accommodate the need/restrictions, the meal plan exemption request will be denied, and the Dining Food Services Director and Chef will work with the student to determine a dietary action plan to ensure the ability for the student to utilize the meal plan. Only if Dining Food Services is unable to accommodate the needs/restrictions will the meal plan exemption request be approved. Any letters of support submitted after the active term has begun, and are approved, will only receive a prorated credit for the meal plan based on the date of the approved meal plan exemption.

G. HOUSING ASSIGNMENT, OCCUPANCY, AND SPACE USE RESTRICTIONS

Room Consolidation

Students who find themselves in an under-assigned room/suite/apartment may face room/suite/apartment consolidation. Consolidation exists to bring equity between students. Students in under-assigned rooms must do one of the following by the second Monday of each semester, or no later than seven (7) days from the date the room becomes under-assigned: 1) request a room buyout for the remainder of the active term only and pay the additional prorated charge (if no waitlist is currently in place for the University Residence Halls), or 2) have another student room change into their room/room change to another under-assigned room. This process does not permit students to buy out an entire suite or apartment. If no action is taken and the Student refuses to accept the new roommate assigned by Office of Residence Life & University Housing, room buyout charges are billed to the Student's Bursar account. The consolidation process will continue through Sunday of the seventh full week of a semester. Room buyouts that occur in the fall semester do not carry over to the spring semester.

Room Changes

A Student may change rooms only with authorization from the Office of Residence Life & University Housing. The Room Change Request Period occurs each fall and spring term, starting on the third week of the term. The process runs for one month after the start date of the period. The Room Change Request Form can be found on the Laker Connect page and residents are to abide by the guidelines listed therein. This process operates on a first-come, first-served basis and is based on availability of requested spaces. Filling out a Room Change Request Form does not guarantee a room change and students must wait until a room change offer letter is sent to their student email address before beginning a room change. Unauthorized room changes or failure to move out of a room when required may result in additional charges as determined by the Office of Residence Life & University Housing.

Assignment and Subletting

The Student shall not assign this Contract, transfer any rights under this Contract, or sublet the assigned space, in whole or in part, without the prior written consent of the University. Housing assignments are personal to the Student and are not transferable. Any attempt to assign or sublet without University approval shall be void and constitute a breach of this Contract.

If the University grants written consent for an assignment or sublease, the Student shall remain fully responsible for all obligations under this Contract, including payment of fees and compliance with University policies. The University reserves the right to deny any request for assignment or subletting at its sole discretion.

Unauthorized assignment or subletting may result in immediate termination of this Contract, removal from University housing, forfeiture of all housing fees, and referral for disciplinary action.

Prohibition on Commercial Activity

Unauthorized selling and soliciting in any part of the residence halls, including room/suite/apartment spaces or public areas, is prohibited. Students or their guests/visitors of residents, may not carry on any organized business for money-making purposes from their residential room assignment, or other locations in the residence halls. Student or their guests/visitors, cannot operate a business from the residence halls; therefore, no advertisement of any such business can be posted on the boards. The use of any space in the residence halls for any commercial purpose except with the express written permission of the Office of Residence Life & University Housing is prohibited. All non-Office of Residence Life & University Housing flyers and advertisements posted or distributed in the residence halls must be approved in advance by the Office of Residence Life & University Housing.

Prohibited Activities

No Student or guest of a Student shall possess controlled substances, illegal drugs, firearms or other weapons, or smoking/vaping on the premises of the Student Residence Halls, including both common areas and individual Units. The Student agrees to comply (and assures guests comply) with all federal, state or local laws, ordinances or regulations including, but not limited to, the consumption of alcoholic beverages.

Policy Adherence

All students are responsible for familiarizing themselves with and adhering to all [Roosevelt University policies](#), Office of Residence Life & University Housing policies, and the Student Handbook.

Visitors

Students may not have visitors stay for longer than 72 hours within a ten day period. Students wishing to have a guest visit longer than 72 hours must complete the Extended Guest Stay Form on the Laker Connect page and abide by the guidelines listed therein. Students wishing to have visitors considered minor age must complete the Minor Visitor Guest Form on the Laker Connect page and abide by the guidelines listed therein. Students may not have visitors in their University Residence Halls assigned room/apartment without the advance permission of their roommate or other suite/apartment occupants. Any supporting documentation found to be forged or submitted falsely will result in an immediate loss of guest privileges and referral to the conduct process with the Office of Rights & Responsibilities.

Consequences for Unauthorized Use

Any unauthorized use, including but not limited to subletting, assignment, permitting unauthorized occupancy, or conducting prohibited activities, constitutes a material breach of this Contract. Violations may result in immediate termination of this Contract, removal from University housing, forfeiture of all housing fees (including the Housing Deposit), and referral for disciplinary action. The University may impose a penalty charge not to exceed the full housing charge for the entire Contract period for each violation.

H. CHECK-IN AND CHECK-OUT

Fall 2026 move-in time periods for new students, specific CCPA-program students, specific fall athletic students (determined by the Athletics department), and returning students are set by July 2026 and will be listed on the Office of Residence Life & University Housing website and the Housing Portal. Spring 2027 move-in dates will occur the weekend prior to the start of the spring semester for new students and all returning students and will be listed on the Office of Residence Life & University Housing website and the Housing Portal.

Each student is considered checked-in when they obtain the room key. When moving into the assigned room, the Student shall complete, sign and turn in a Room/Apartment Condition Report (RCR). When vacating the assigned room/suite/apartment, the Student must check out with the Residence Hall Director or their designee. Each Student agrees to follow the proper check-out procedures when vacating the premises or relocating within the University Residence Halls. Failure to follow established check-out procedures may result in improper check-out charges as determined by the Office of Residence Life & University Housing.

Both the University Center and Wabash building uses an Express Checkout Form option for when students check out of the University Residence Halls. Not completing this form or formerly checking out with housing staff may result in an improper check-out charge as determined by the University. Failure to turn in the room key (and the University Center swipe access card for UC residents) will result in additional charges as determined by the University.

I. CANCELLATION OF CONTRACT

All requests to cancel or be released from this Contract must be submitted electronically through the Office of Residence Life & University Housing Portal and approved in writing by the Office of Residence Life of Roosevelt University (“Office of Residence Life”). Requests made to any other department or by any other method will not cancel or amend this Contract. Housing charges will remain on the Student’s account until the cancellation is approved and the Student has returned all keys and completed the required check-out procedures.

To submit a cancellation request, the Student must log into the Housing Portal using their University credentials, select “Housing Contract Cancellation” from the menu, complete the application in full, and click “Submit.” Upon submission, the Student will receive an automated confirmation email.

Failure to Occupy

Failure to occupy an assigned space does not relieve the Student of obligations under this Contract. However, if the Student does not move in within the first 10 days of the semester, the University may cancel this Contract. In such cases, the \$250 Housing Deposit will be forfeited, the Student will be charged a \$250 administrative fee, but no additional housing charges will apply for that semester.

Deposit Refund and Forfeiture

The Housing Deposit will be handled as follows:

- If the Student cancels on or before June 1 for the fall semester or January 1 for the spring semester (for new spring applicants only), the Housing Deposit will be refunded.
- If the Student cancels after these dates but prior to the official move-in day, the Housing Deposit will be forfeited to the University.
- If the Student cancels after the first class day of the semester, the Housing Deposit will be forfeited and prorated housing charges will apply.

Cancellation After Move-In or Opening Day

Once the Student has moved in or the official opening day has passed, cancellation will only be considered for just cause, which means major unforeseen circumstances beyond the Student’s control (such as documented medical withdrawal or military deployment). The Student must submit a Contract Cancellation Request Form through the Housing Portal. Requests cannot be made solely to live off-campus or commute from home. Petitions must be submitted by 5:00 p.m. on the Friday before the term begins; late petitions may be delayed. The review process may take one to two weeks.

Charges for Approved Releases

If a cancellation is approved after move-in, the Student must pay prorated housing charges through the date of official check-out, plus:

- \$750 cancellation fee for suite-style housing; or
- \$1,000 cancellation fee for apartment-style housing.

Student Responsibilities

The Student is responsible for canceling all registered classes with the Registrar. If the Student is not returning for the spring semester, they must notify the Office of Residence Life through the Housing Portal. Providing false information (for example, claiming withdrawal while remaining enrolled) may result in retroactive housing charges and referral to the conduct process.

Just Cause

For purposes of this Contract, “just cause” shall mean major unforeseen circumstances beyond the Student’s control, including but not limited to:

- Documented medical withdrawal approved by the University;

- Military deployment orders;
- Death of an immediate family member;
- Significant change in financial circumstances verified by Financial Aid Services; or
- Other extraordinary circumstances as determined by the University in its sole discretion.

The University reserves the right to require supporting documentation for any claim of just cause.

J. TERMINATION OF CONTRACT BY THE UNIVERSITY

Termination by the University

The University may terminate this Contract at its discretion if the Student fails to comply with any term of this Contract, does not make required payments by the designated due dates, fails to maintain full-time enrollment status as required by University policy, or engages in conduct that endangers the health, safety, welfare, or security of themselves or others.

Enrollment and Eligibility

The Student is required to maintain full-time registration at the University throughout the academic year. If the Student becomes ineligible for housing due to withdrawal, dis-enrollment, or failure to meet enrollment requirements, the Student must notify the Office of Residence Life within forty-eight (48) hours. The Student must vacate the University Residence Halls within seventy-two (72) hours of losing eligibility. Failure to vacate as required will result in improper check-out charges, forfeiture of all Student Fees for the current term, and may be treated as trespassing, subject to referral to law enforcement and University disciplinary action.

Disciplinary Removal

If the Student is removed from University housing for disciplinary reasons, all housing fees for the current term shall be forfeited. No refunds will be issued for the Housing Deposit or any portion of room and board charges.

Students suspended or expelled from the University will have their housing application and/or Contracts cancelled from the date of the suspension/expulsion and forfeit all Student Fees. Students wanting to appeal the forfeiture of their Student Fees may do so by email (reslife@roosevelt.edu) or in writing to: Office of Residence Life & University Housing, Roosevelt University, 425 S Wabash Ave, Chicago, IL 60605. Students are required to vacate their spaces during the appeal process.

K. DAMAGES, AND CHARGES

All students assigned to a Unit are jointly and severally liable for all damage or defacement of their Unit and loss or damage to its furnishings, whether such damage or defacement is caused by one of the students or by a guest of one of the students. Each Student is liable for any damage or defacement of public/common areas of the University Residence Halls and loss or damage to the University Residence Hall owner's equipment or furnishings directly or indirectly caused by the Student, whether such damage or defacement is caused by the Student or by a guest of the Student. Damage charges will be assessed and billed to the Student's account.

The Student agrees to maintain Unit in a clean, safe, and sanitary condition and exercise all due care in the use of Student Residence Halls common area and facilities. The Student understands and agrees to the Health & Safety Inspections (HSI) that will occur twice during the fall and spring semesters; HSIs are a visual inspection of all residential spaces to ensure the health and safety of the residential community by examining for safety hazards, prohibited items, and overall cleanliness. Spaces that do not 'pass' a HSI will have no more than 3 days to resolve the concern, a staff member will then examine the space again to ensure a healthy and safe living environment.

L. INTERIM PERIODS (Breaks)

The Student Residence Halls operate on the University's academic calendar. Students are required to move out at the end of the Contract Term.

The University Residence Halls will remain open over break periods for residents who have contracted to live in the University Residence Halls over the break periods (winter break). Students will be required to inform the Office of Residence Life & University Housing of their intent to remain for the Winter Break using the designated form released during the active terms. For the University Center building, there are no additional room fees for this period due to the higher costs of room rates. For the Wabash building, room fees for the winter break period will be in addition to room fees for each semester as indicated in this Contract and be placed on student accounts. Room fees are per-night rates and are determined according to the room type students are assigned to for that term. Dining facilities will be open for a limited time during the winter break in either building and may be closed on specific dates due to holiday or inclement weather. Students in the University Center building may only use assigned flex dollars during the break.

Students requesting to move into University Residence Halls before the contracted period (fall or spring), or requesting to stay after the official announced closing date at the end of the semester, must receive prior approval by the Office of Residence Life & University Housing and will be billed at a per-night rate. Per-night rates are determined according to the room type students are assigned to for that term. The per-night rate amount can be obtained by speaking with the Office of Residence Life & University Housing staff.

M. INSURANCE

The University, Office of Residence Life & University Housing, and UC LLC do not assume any liability, directly or indirectly, for loss or damage to Student's or Student's guests' personal property by fire, theft, or any other cause. Students are strongly encouraged to consider carrying some form of personal insurance if their family's policy does not cover their property while it is located in the University Residence Halls.

Students are required to have health insurance coverage and provide proof of coverage prior to the published University deadlines. For information regarding health insurance coverage, refer to the University website under STUDENT HEALTH INSURANCE & HEALTH INSURANCE POLICY. Furthermore, should you have any questions, please contact studentinsurance@roosevelt.edu.

N. ASSUMPTION OF RISK AND INDEMNIFICATION

In consideration of occupying the Unit, Student agrees to ASSUME ALL RISKS associated with occupancy in the Unit and at any Student Residence Halls and agrees to hold harmless, release, reimburse, defend and indemnify UC LLC, Facility Manager, Residence Life, Columbia College Chicago, DePaul University and Roosevelt University, their subsidiaries and affiliates, and their respective agents, employees, representatives, assignees, trustees, directors, officers, members and shareholders (each hereinafter a "Released Party") from any and all liabilities, claims, lawsuits, actions, costs, damages, or losses, including attorney fees, costs and expenses as a result of breach of this Contract or for injury or death to persons or damage or theft to property arising from occupancy or use of the Unit and any Student Residence Hall, including those injuries and damages caused by the Released Party's alleged or actual: (1) NEGLIGENCE OR (2) BREACH OF ANY EXPRESS OR IMPLIED WARRANTY. By execution of this Release, Student agrees to indemnify each Released Party for any injuries to the student or to other person(s) or property that the student may cause as a result of occupancy of the Unit and any Student Residence Hall.

O. ADDITIONAL TERMS AND CONDITIONS

If University's performance hereunder is materially hampered, interrupted, or rendered impossible, hazardous or interfered with by reason of fire, flood, casualty, lockout, act(s) of God, riots, terrorism, strikes, labor difficulties, epidemics, pandemics, earthquakes, any act or order of any public authority, administrative or judicial regulations, order or decree or by any local or national emergency, and/or any other cause or event, similar or dissimilar, beyond University's control, then the University shall be excused from performance of this License and will not have any liability in connection therewith.

In consideration of occupancy of the Unit, STUDENT CONTRACTUALLY AGREES that ALL claims arising out of this Contract shall be GOVERNED BY ILLINOIS LAW and EXCLUSIVE JURISDICTION shall be in the state or federal courts located in the State of Illinois. This Contract shall be binding to the fullest extent permitted by law. If any provision of this Contract is found to be unenforceable, the remaining terms shall be enforceable.

If this University Housing Contract is signed by more than one person, all obligations and authorization hereunder shall be joint and several.

Force Majeure

The University shall not be liable for any failure or delay in performing its obligations under this Contract, nor shall such failure or delay constitute a breach of this Contract, if performance is prevented, hindered, or delayed by causes beyond the University's reasonable control. Such causes include, but are not limited to, acts of God; natural disasters; fire; flood; severe weather; epidemics or pandemics; public health emergencies; war; terrorism; civil unrest; labor disputes; strikes; governmental actions or orders; supply chain disruptions; or any other event or circumstance, whether similar or dissimilar, that is beyond the University's control.

In the event of a Force Majeure occurrence, the University may, in its sole discretion, modify housing operations, adjust occupancy requirements, or alter refund policies as necessary to respond to the circumstances. No refunds or damages shall be owed to the Student except as expressly determined by the University under such conditions.

Acknowledgement, Consent and Release of Security Records:

- a. Student acknowledges that the University maintains certain security records as part of its continual effort to provide a safe living community for all students. These security materials may consist of entrance/exit logs of all building students and visitors, daily security reports, crime reports, key fob access reports, and video surveillance of the University's common areas (collectively referred to as "Security Records"). This also includes operations at the University Center building.
- b. Student acknowledges that the University's common areas include any area that is not the interior of a student's Unit or a public restroom, and that Student has no expectation of privacy in any of the University's common areas. Student further acknowledges that: (i) Student's exit or entry into the building or their Unit may under certain circumstances give rise to the creation of a Security Record; (ii) Student's use of common areas does not constitute private or personal facts or other information about Student; (iii) Student's image and likeness may appear in such video surveillance and other Security Records; and (iv) subject to Student's rights under all applicable laws, Student waives any right, title or interest in any Security Records including their image and likeness. This also includes operations at the University Center building.
- c. Student gives their consent to video surveillance at any and all times while Student is in any of the University's common areas. For UC specific students or guests/visitors to the UC: Student also consents to the University Center providing Columbia College Chicago, Roosevelt University, DePaul University, and any other university with students who reside at UC ("Member Universities") with copies of the Security Records. Further, Student releases the University and UC LLC from all liability, including liability for negligence, associated with the enforcement of these security measures, surveillance of common areas, and/or sharing of Security Records with the Member Universities.

P. PARENT OR LEGAL GUARDIAN GUARANTOR OBLIGATIONS (For Students Under 18 Years Old)

Guarantor Requirement

If the Student is under the age of 18 at the time of executing this Contract, a parent or legal guardian ("Guarantor") must sign this Contract as a condition of the Student's eligibility for University Housing. The Guarantor's signature constitutes a binding agreement to guarantee the full performance of all financial and non-financial obligations of the Student under this Contract.

Joint and Several Liability

The Guarantor agrees to be jointly and severally liable with the Student for all fees, charges, costs, damages, penalties, or other financial obligations arising under this Contract, including but not limited to housing fees, cancellation charges, damages, improper check-out fees, and collection costs.

Performance of Contract Terms

The Guarantor guarantees the Student's compliance with all terms, conditions, policies, rules, and regulations incorporated into this Contract, including those found in the Office of Residence Life & University Housing Handbook and the University Code of Student Conduct.

Parental Consent to Contract Terms

By signing, the Guarantor affirms that they: (i) have reviewed the entire Contract; (ii) Consent to the Student residing in University Housing; (iii) understand and accept all legal and financial obligations imposed on both the Student and the Guarantor; (iv) authorize the University to extend housing privileges to the Student on the terms defined herein.

Duration of Guarantor Obligations

The Guarantor's obligations continue until all amounts owed are paid in full and the Student has vacated the University Residence Halls and satisfied all conditions of check-out.

The person(s) executing this Contract represents that they have carefully read, understand, and accept this Contract and agree to assume the financial obligations and abide by the other terms, conditions and policies referenced herein. I understand that failure to satisfy these obligations may result in de-registration from current term classes, denial of course registration, denial of re-enrollment, loss of eligibility for University Housing and/or other appropriate university action. The person(s) executing this Contract is a binding agreement for University Housing for the full Contract Term and may only be canceled or released as expressly permitted under the provisions of this Contract.

Signature of Agreement

By clicking the Electronic Signature button below, I acknowledge that I accept the terms and conditions of the University Housing Contract.

By completing this University Housing Contract, I am committing to a University Housing Contract for the 2026-2027 academic year. I also understand that a \$250 housing deposit, or an approved waiver of the pre-paid deposit, is required for this Contract to be fully executed.

Students will receive a confirmation email to their Roosevelt student email account that contains the terms and conditions of the University Housing Contract articulated above. Please keep this email for your records.

Students Under 18 Years Old

For students under the age of 18, a parent or legal guardian must sign as a guarantor. The parent or legal guardian must print this University Housing Contract and mail or scan a signed copy to the Office of Residence Life & University Housing at Roosevelt University.

Mailing Address: Attn: Office of Residence Life & University Housing, 425 S Wabash Ave, Suite 1413, Chicago, IL, 60605
Email Address: reslife@roosevelt.edu
Fax Number: 312-341-2008

Parent/Guarantor Signature and Date (If Student Under 18)

Student Signature and Date