



# **2024-2025 Greek Village Housing Lease**

**Lease Period: August 17, 2024 through May 3, 2025**

**Student Name:** \_\_\_\_\_ **Student ID:** \_\_\_\_\_

**NOTE:** It is the responsibility of the student to familiarize her/himself with all pertinent information on this lease. Signing this lease is an acknowledgement of this responsibility as well as an agreement to the terms and conditions, and financial commitment of the lease.

## ***TERMS AND CONDITIONS OF OCCUPANCY***

### **I. Eligibility**

- A. To be eligible to live in UCA Greek Village, a person must be a full-time student as defined by the University Registrar's Office. If space is available, exceptions to the minimum credit hour requirement may be made on a semester-by-semester basis for students who are completing degree requirements and are in good academic, financial, and conduct status with the University, upon written request to University Housing.

### **II. Lease Period**

- A. This lease is for the entire academic year or the balance thereof that begins **August 17, 2024, and ends on May 3, 2025**. Students who are approved to arrive early are subject to the terms of this contract and may be assessed additional charges. Students who graduate in December before completion of the lease may be released by completing the Housing Exemption Request process with University Housing and vacating their space by December 14, 2024. Approved exemptions include graduation, student teaching, UCA academic internship, marriage, or military leave. All other students choosing not to return to University Housing for the Spring 2025 semester will be assessed the remainder of the lease period room and board, forfeit the deposit, and must check out of University Housing by December 14, 2024.
- B. The last day to check in to a student assignment is 5:00 pm on the first day of classes, unless special arrangements are made with University Housing. Leases of students not checked in by this time are subject to cancellation in accordance with Section VII, part C.
- C. Greek Village will remain open during winter break and spring break. Greek Village is closed during the summer terms. Summer Housing is available in a designated residence hall by application.
- D. Students are required to vacate University Housing by the official University Housing Greek Village closing time and date.

\_\_\_\_\_ *I acknowledge and understand the specifications of the lease period outlined above.*

### **III. Charges and Payments**

- A. Room and board payments may be made at one time for each semester or as arranged through the University Student Accounts Office. Students are responsible for paying all room and board charges for the entire term of the lease. The University reserves the right to raise room and board rates at any time upon thirty (30) day notice.

- B. Without limiting its right to seek other remedies, the University may terminate this lease, suspend the meal plan, remove the student from University Housing, cancel the student's enrollment in the University, and/or deny the right to participate in the room selection process for failure to pay room and board as required or for failure to complete an official room change when directed. If meal plan privileges are withdrawn, the amount charged on the student's account will not be reduced.
- C. The \$100 deposit is required by April 1, 2024 (December 1 for Spring) and is not applied toward room payments. Charges may be assessed for damage to or loss of University property, both in student spaces and in public areas. Charges may be assessed for damage to student spaces that is discovered within seven (7) business days after the student has checked out, provided the space has not been reoccupied. Appeals must be emailed to housing@uca.edu within 30 days of the charge posting to their Student Account. Upon fulfilling the terms of the Lease in University Housing and checking out properly, the \$100 deposit will be refunded less any outstanding balance due to University Housing or the student's account. Unless graduating, the deposit will be forfeited if a student leaves UCA Housing prior to the end of the lease period.
- D. The student's acknowledgment/signature on the Room/Apartment Condition Report (R/ACR) establishes acceptance of the condition of the room and contents at the time of occupancy and, therefore, becomes the standard for the condition of the room at the termination of occupancy. The University, at its sole discretion, shall make a determination of the amount of loss or damage, selection of repair method, and scheduling of repair.
- E. The student must check-out in accordance with the written check-out procedures found in the student handbook by 1) removing personal belongings, 2) cleaning their room, 3) returning the room key, and 4) completing the check-out form on the Housing portal on myUCA. Room and board charges will continue to accrue until the check out form from the portal is processed. Failure to properly check-out will result in an assessment of the \$50.00 improper checkout fee. Failure to return the key will result in a re-core fee. Abandoned property, trash, and/or failure to clean will result in additional fees. These charges are in addition to any individual charges assessed for damages.

\_\_\_\_\_ *I acknowledge and understand Housing Charges and Payments as explained above.*

#### **IV. Student Assignment and Meal Plans**

- A. This lease is for available housing space and does not guarantee any specific room, building, roommate or type of accommodation. The University reserves the right to make and alter the student assignment and roommate assignments. Race, national origin, disability, religion or any other basis prohibited by federal or state law shall not be considered in making roommate assignments.
- B. Student assignments can only be made after completion of the Housing Application, Housing Lease, and receipt of the \$100 deposit. Students who are not registered for classes by August 1 (January 1 for spring) and do not have a scheduled advising appointment will lose their given assignment and be placed on the Housing waiting list until registered. Roommate assignments cannot be made until the requested roommates submit the completed Application, Lease, and \$100 deposit and cannot be guaranteed if received further than 14 days apart or after priority application deadlines.
- C. After University Housing facilities open in August and January, students may request room and/or roommate changes within their current hall/building by contacting the Residence Coordinator. Requests to change a student's assignment to a different building may not be made until the specified room change period at the beginning of each semester in order to allow assignment of students housed in temporary/overflow housing. Room changes will be performed at the discretion of Housing & Residence Life staff.
- D. At the beginning of each semester, University Housing reserves the right to consolidate students in order to open up available spaces. The University also reserves the right to reassign the student at any time due to

facility changes, roommate conflicts, disciplinary action and/or an emergency or casualty that renders the student's room unsafe or otherwise inhabitable.

- E. All residential students are required to have a meal plan. Residents will be assigned the \$200 Greek Village Dining Dollar plan. If a resident wants a different meal plan, they should finalize their meal plan on the Housing portal prior to the Friday before the halls/apartments open each semester. Meal service will begin on August 17, 2024, and end on May 2, 2025. Meal service may be abbreviated or unavailable during break periods. Meal plans are personal and non-transferable. Meal plans expire at the end of the semester. Dining Dollars roll until the end of Summer II session. For additional information about meal plans, visit the BearCard Office in the Student Center or [uca.edu/bearcard](http://uca.edu/bearcard).
- F. The University reserves the right to determine, designate, change and/or restrict the utilization of University Housing-managed facilities and/or areas within the facilities and grounds and to make and/or change Student Assignments and roommate assignments accordingly at any time.

#### **V. University Housing Regulations**

- A. The University Student Handbook contains the University's policies and procedures. All of those policies are hereby made a part of this lease. The Student Handbook is available on the University's website or upon request from the Dean of Students Office.
- B. The student will be held responsible in all matters affecting this lease for the conduct of any person he/she invites or permits to enter the University's grounds or buildings. Students are responsible for the behavior of their guests.
- C. The University does not assume any legal obligation to pay for the loss or damage to the student's personal property if it occurs in its buildings or on its grounds, prior to, during, or subsequent to the period of the lease. The student is encouraged to carry appropriate insurance to cover such losses.
- D. The University reserves the right to enter student rooms for monthly safety/cleaning checks, work orders, and as outlined in the Student Handbook.
- E. All reasonable efforts are made to protect University Housing Facilities and residents from fire, theft, or other major casualty. However, the University is not responsible for loss or damage to students' personal property for any cause or reason. Moreover, the University is not responsible for any injuries, including but not limited to death to residents or guests, or damage to their property that may result from misuse of the premises or arising from any act that violates this contract or University policy. Students are strongly encouraged to obtain renters' insurance to insure their property.
- F. Personal property left in a Student Assignment or storage area after the resident has moved out, whether by proper checkout or improper checkout, shall be deemed to have been abandoned and will be removed and disposed of at the student's expense. The University shall not be responsible or liable for any losses or damages to any property deemed abandoned.
- G. All requests for repairs and services should be made through the My Housing portal. University maintenance may temporarily turn off equipment and interrupt utilities to avoid property damage or to perform repairs requiring such interruption. University maintenance will make repairs as it determines to be necessary and according to its regular maintenance schedule. Housing and Residence Life may reassign the resident as it deems appropriate in order to perform repairs or scheduled maintenance.

- H. When a student is locked out of their room, they may call the Housing Office at ( 501) 450-3132 during normal business hours or the Resident Assistant On Duty at all other times to be let into their room. Lockout fees will be charged to the resident's Student Account. Lockouts will be tracked by Housing & Residence Life and will reset at the beginning of each semester. Lockout fees will be charged according to the following:
- i. 1st lockout - Free
  - ii. 2nd lockout - \$25
  - iii. 3rd lockout - \$50
  - iv. 4th lockout and beyond - \$100

**VI. Cancellation of the lease by the student**

- A. Requests for lease cancellations will only be accepted through the Housing portal on myUCA. All residents canceling this lease by May 10, 2024, will be refunded the \$100 deposit. Students canceling between May 11, 2024, and June 1, 2024, are entitled to a \$50 refund. Cancellations for any reason after June 1, 2024, will result in forfeiture of the housing deposit.
- B. Students who fail to cancel this lease in writing by June 1, 2024 (December 1, 2024 for Spring applicants only) will be held responsible for the remainder of the lease room and board charges. After the student has checked-in and received a key or after the meal plan associated with the lease has been used, this lease may only be canceled by the student for the following reasons: graduation, student teaching or academic internship, marriage, or military leave. For all other reasons, a student canceling this lease during the academic year must complete check-out paperwork on the Housing portal, pay the remainder of the room and board charges, and forfeit the \$100 deposit.

**VII. Cancellation of the lease by the University**

- A. The University may cancel this lease and require the student to immediately vacate University Housing for the following reasons: (1) failure to meet financial obligations to the University; (2) official University disciplinary action; (3) failure to register for the required number of credit hours; (4) violation of the Student Handbook policies and procedures; (5) failure to maintain the student assignment in a safe and sanitary condition; (6) violation of the terms of this lease; (7) an emergency or casualty; or (8) if the student is a safety threat to her/himself or to others.
- B. The University will deliver a notice of cancellation to the student's residence and allow a minimum of eight (8) hours and a maximum of forty-eight (48) hours to vacate. Students will be held financially responsible for the remainder of the lease period room and board charges.
- C. If a student does not check-in to his or her assigned space by 5:00 pm on the first day of classes or notify University Housing of his or her late arrival, the University reserves the right to reassign the space to another student. The student will remain financially responsible for the remainder of the lease.

By signing this lease you are agreeing to all terms and conditions. This lease period is August 17, 2024 through May 3, 2025, and is for a full academic year. The last date to cancel the lease agreement and receive your \$100 deposit back is May 10, 2024.

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**Student Signature**

**Date**

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**Parent/Guardian Signature** *(if student is under 18)*

**Date**