

**DENISON UNIVERSITY
STUDENT RESIDENCE AGREEMENT
ACADEMIC YEAR 2020-2021**

<http://www.denison.edu/campus/housing>

General Provisions

As a four-year residential campus, Denison University is committed to the learning process that takes place both inside and outside the classroom. Residential Communities and Student Housing policies and regulations are established with this in mind, and students are expected to follow these rules. The following agreement sets forth the conditions for fulfilling the Denison University residency requirement as outlined in the [Student Handbook](#), beginning with the 2020-2021 academic year and extending through each resident's day of graduation.

This agreement is a legal and binding contract, and you agree to the terms of this agreement when you submit your housing application. Students living in campus housing are required to sign and complete the Student Residence Agreement prior to being issued housing. By entering into this agreement, you agree to pay the required room and board rates, and any other fees established by Denison for the student residence to which you are assigned for your contract period. You also agree to and agree to comply with the terms of all University and Residential Communities and Student Housing rules, regulations, and policies, and state and local laws. These include, but are not limited to the Housing Policy (including all COVID-19 and public-health-related requirements and guidelines therein), which is incorporated by reference into this agreement; the Denison University Student Handbook; Student Code of Conduct; opening and closing notices; break housing notices; the annual published room selection procedures and policies; and other rules referenced herein. You further agree to be considerate of other residents and all staff assigned to the residence, and to respect the rights of others at all times.

Each student contracts for space in campus housing, *not for a specific room and/or room type*. Accordingly, this agreement does not grant possession of a particular room, residence, or type of student housing.

Breach of Denison residence policies; conduct in violation of the rights of others; discrimination on the basis of sex and gender (Title IX violations); misrepresentation of facts during the assignment process or on your housing application; removal from Denison for academic or conduct reasons; or violation of the terms of this agreement are grounds for the immediate termination of your occupancy and/or the withdrawal of future University housing privileges, and may result in University disciplinary action.

The University reserves the right to make changes to this agreement and supporting policies, including the Housing Policy, from time to time without prior notice. The Residence Agreement in the form as it exists online is the governing document, and contains the then-currently applicable policies and information.

By entering this agreement, you are also specifically acknowledging and assuming responsibilities for abiding by all health-related guidelines issued by Denison or any government agency, including those designed to minimize the risk of transmission of COVID-19; and you are acknowledging and assuming the risks associated with learning and living communally on a residential university campus and in a shared learning and living environment, including the risk of potential exposure to contagious viruses, including COVID-19.

Residency Requirement and Exceptions

All students enrolled at Denison are required to live in campus housing as part of the residential college experience. The only exceptions are for married students living with spouses, single parents, students 25 years of age or older, and unmarried students living with their parents or guardians within 25 miles of campus. Students who meet these exceptions should contact the [Dean of Students](#) to apply for commuter status approval.

Dining Requirement

Communal dining is an integral part of the residential campus experience at Denison. All students living in campus housing, except residents of apartments, are required to participate in a meal plan. Denison has contracted with [Bon Appetit](#) to provide this service.

Denison offers five traditional [meal plans](#) (Big Red, The Hill, Olmsted, West Loop, and West College) that all students are eligible to select. Denison offers two additional plans (1831 and The Reserve) for students who reside in an apartment or will graduate in Fall 2020 or Spring 2021.

During the first two weeks of each semester, students are permitted to change their meal plans. No changes will be accepted after that time, as students will be in contract with Bon Appetit.

Dining rates for the 2020-2021 academic year are as follows:

Traditional Plans

- Big Red: \$6,470 (\$3,235/semester)
- The Hill: \$6,120 (\$3,060/semester)
- Olmsted: \$5,770 (\$2,885/semester)
- West Loop: \$5,770 (\$2,885/semester)
- West College: \$5,420 (\$2,710/semester)

The following alternative board plans are only available to students residing in board-optional housing or to seniors graduating this academic year:

Additional Plans (restricted eligibility)

- 1831: \$3,420 (\$1,710/semester)
- The Reserve: \$3,070 (\$1,535/semester)

First-Year Students

First-year students are required to live in designated First-Year Residence Halls. First-Year Residence Halls are alcohol-free. First-year students are guaranteed a housing assignment within the residence halls, but not a specific space or type of room. All assignments are made according to housing procedures and space available as established by the Student Housing Office. When making room assignments, staff members use the information provided on Housing Applications. Staff work to honor requests and preferences, but this is not always possible due to availability of space and competing interests.

The Student Housing Office discourages first-year students, particularly those from the same high school, from making their own roommate matches; however, mutually requested roommate preferences received **by June 1** will be honored when possible. Rooms are assigned by gender, but floors may be

co-ed. The Student Housing Office does not collect information, assign rooms, or make room changes based on race, religion, sexual orientation, national origin, or other such factors in compliance with the affirmative action standards of Denison University.

Returning Students

Returning students may live in any housing assignment that is not designated as a First-Year Residence Hall. All residence halls are smoke-free and illegal drug-free. Returning students are guaranteed a housing assignment within campus housing, but not a specific space or type of room. All housing assignments are made according to housing procedures and spaces available as established by the Student Housing Office.

Housing Accommodations

Student Housing works in conjunction with the Wellness Center and the Academic Resource Center (ARC) to evaluate housing accommodations related to a disability. ARC and the Wellness Center review requests and share approved student accommodations with Student Housing. Students with approved accommodations will be offered placement in an available space that meets their reasonable accommodations. Note that some students have a disability that can be reasonably accommodated through the established Housing Selection Process. We encourage all students to take note of the deadlines for submission of forms requesting housing accommodations. Approved late requests will be based on availability and thus are limited.

Students who wish to be considered for reasonable housing accommodations must submit current documentation from licensed physicians, psychologists, or other qualified professionals as well as supporting historical records and materials. For the purpose of receiving consideration for reasonable accommodations at Denison University, an individual must have an impairment that substantially limits one or more major life activities.

Students may download the applicable forms and submit this documentation via their MyWellness Portal in MyDenison. Once documentation is reviewed, students will be contacted via secure message in their MyWellness Portal.

Returning students must submit documentation by March 1. Incoming students must submit documentation by June 1.

Housing Selection

Students who are planning to return to campus for the fall 2020 semester are required to register and participate in the housing selection process. Once students register for the housing selection process, they will be placed randomly in priority groups based on class year. Students not registered for housing selection prior to the advertised deadline will be housed administratively by the Student Housing Office at the end of the housing selection process.

Students who do not apply will be housed at the completion of the general housing selection process.

Room Rates

Room rates for the 2020-2021 academic year are as follows:

- Multiple (Double, Triple, Quad with access to corridor bathroom): \$7,600 (\$3,800/semester)
- Suite (3-7 people with access to a private bathroom): \$9,210 (\$4,605/semester)
- Single (access to corridor bathroom): \$9,210 (\$4,605/semester)
- Apartment: \$10,810 (\$5,405/semester)

- Apartment Shared Bedroom (Stone 3- and 5-person apartments; Taylor apartments): \$10,140 (\$5,070/semester)
- Homestead: \$5,220 (\$2,610/semester)

Reassignment: The University reserves the right to reassign rooms or remove students from housing assignments when deemed necessary. Cause for reassignment may include: misuse of space, unforeseen maintenance and facility repair needs, health or safety reasons, or responsible conduct findings related to improper use of residential space. Pursuant to the Housing Policy, reassignments may also occur for health-related reasons related to COVID-19.

Consolidation of Rooms and Vacant Spaces: Students with a vacant space in their assigned room/suite/apartment/satellite house may be required to consolidate space by having another student move into that vacant space or by moving to another housing assignment. Students with vacant spaces in their assigned room will leave said space and associated furnishings vacant and available to new potential roommates. Students will make efforts to meet in person with new potential roommates and will not deliberately or tacitly discourage other students from moving into vacant spaces. Students may be consolidated and open rooms can be created for use as the Student Housing Office deems necessary to manage occupancy.

The need for some students to move during the semester is often unexpected and students should be understanding, empathetic and flexible when it is necessary to assign a student to a vacant space. Actively discouraging potential roommates is considered unacceptable and actionable behavior by the Office of Conflict Resolution and Campus Values.

Roommate Concerns or Conflicts: Residential Communities staff members are trained to assist residents who experience roommate conflicts. Students are first directed to engage the roommate conflict mediation processes set forth by the Residential Communities Office and the Student Housing Office before making a room reassignment request. A two-week room change freeze is in effect at the start of each semester while roster verification is completed.

Withdrawal from Enrollment, Disciplinary Dismissal, and Refunds: Students who withdraw from enrollment at Denison or who are dismissed from enrollment normally have no more than 48 hours from the date of their disenrollment to return their key(s), Student Identification and vacate the campus. Students will be held financially responsible for room and board charges. Students who withdraw or are dismissed from enrollment during the term of the contract will receive a refund of room charges based upon the date the student vacates campus and in accordance with the terms and refund schedule outlined in the Student Handbook. These refunds are contingent upon the resident having properly withdrawn from Denison and properly checked out of their assigned space. Students not vacating their housing at the end of the residency period may be subject to a \$200 penalty and belongings remaining in the room following expiration of the residency period will be donated or discarded.

Because of fixed costs associated with room and board services, refunds or reimbursements will not be granted for suspension of housing or board services that result from an emergency or exigent circumstances, including public health needs and issues related to COVID-19. However, Denison in its discretion may issue partial reimbursements under such circumstances if feasible and appropriate.

Access to the Residence Halls: All residence halls are locked 24 hours a day to provide security for the residents. Propping open a residence hall door is a violation of University policy and will activate an alarm. For safety and security reasons, students should never allow strangers into any campus residence hall. A room key and student I.D. are issued to each student upon their arrival at Denison. The student I.D. access is updated each year and acts as the card that opens the outside door of the

residence halls. Students may access their own building 24 hours a day. The I.D. will also allow access to other residence halls during limited hours. Each student must sign a Residence Key Control Card and agree to the following: (1) To keep their room door locked at all times; (2) not to lend or trade a room key or I.D; (3) not to duplicate room key or I.D; (4) immediately report the loss of a room key or I.D; and (5) return room key upon moving out of the residence hall. Loss of a room key or student I.D. will result in a replacement-billing rate established by the University.

Dates of Occupancy: After consulting the academic calendar, residence hall opening and closing dates are determined by the Student Housing Office and published widely (***a list of these hall openings and closings can be found at the end of this agreement in the Important Dates List and in Denison's academic calendar up to three years in advance***). Students are not admitted to the residence halls prior to those dates. Failure to depart by specified closing time and date or unauthorized entry to the residence halls during closed periods may result in disciplinary action. Eligible students must seek special permission to extend the residency period into dates when the University is closed for Thanksgiving, winter, spring, or summer breaks. There may be a fee applied to the student account for any early arrival, break stay, or late stay.

Approved break housing (Thanksgiving, Winter and Spring) is not guaranteed and will be available on a limited basis to accommodate student need. If needed, Student Housing may consolidate students into certain residence halls during break periods. Students must meet the criteria set forth by the University for an approved stay over breaks. Dining halls are not open during break periods. Students are required to vacate their rooms within 24 hours of their last final exam each semester. The semester residency period expires on the last day of exams for a semester.

Students who do not have a housing assignment for the next semester do not qualify for break housing (e.g. a student must have a Spring housing assignment to qualify for Winter Break Housing). We cannot guarantee housing for students in this position. If a student has this need, they are to inform Student Housing by November 1 of the fall semester. Accommodation is not guaranteed.

Rights of Search: To enforce University rules and regulations or to support the health and safety of students and the campus community, the University reserves the right to search student rooms in University owned or operated residence properties. University personnel who have been designated for this purpose by the Vice President for Student Development shall authorize such searches. A maintenance health and safety survey of all student housing assignments may be conducted during times the University is not in session or at other designated times throughout the year.

Smoking: All Denison buildings, including residence halls, are smoke free pursuant to Ohio's Smoke-free Workplace Law. E-cigarettes (including vaping) is included in this prohibition. Students who smoke must smoke outside campus buildings and at least 30 feet from building entrances and windows.

Room Changes: Prior to all room changes, roommate mediation with staff from Residential Communities is required. If a room change is recommended by Residential Communities staff, appropriate room reassignment requests must be completed and approved through the Student Housing Office. Students not following proper procedures may be held accountable by the Office of Campus Values and Conflict Resolution. Students are permitted to complete room changes only in accordance with room selection guidelines and University policy.

Loss or Damage to Personal Property: The University cannot provide coverage for any loss or damage to personal property. It is strongly recommended that residents carry insurance on their personal belongings; this can sometimes be accomplished through parents' or guardians' fire or

homeowners' policies. Individual policies should be reviewed to determine conditions for coverage. Bicycles should be registered with Campus Safety and marked for identification.

Housekeeping Services: Housekeeping Services are not provided for student rooms, suites, apartments or satellite houses. Students living in suites or apartments are responsible for the daily cleaning of their bathrooms, kitchen and common spaces. All residence hall public areas, including bathrooms, are serviced daily Monday through Friday, with limited cleaning services provided on weekends.

In circumstances where cleaning is found to have been neglected by residents and is required to be performed by the University, housekeeping fees will be assessed to students to return the space to good condition.

Routine Maintenance: Students are responsible for reporting room maintenance concerns. Students can directly report maintenance problems by on-line form, e-mail or by calling Facilities Services. Facilities Services staff are permitted to enter rooms to remediate the concern. At times, a Facilities Services staff member may enter the room when students are not home. In these instances, a maintenance note is left behind indicating what service was performed. In the case of an emergency, Community Coordinators, Community Advisors, and Campus Safety can contact Facilities Services.

In circumstances where damage to a room is found and requires repair work to be performed by the University or its contracted designee, damage repair fees will be assessed to students to return the space to good condition.

Special Interest Housing Agreement (Quiet or Drug, Alcohol and Tobacco-Free)

Students who live in Special Interest Housing (SIH) agree to make a positive personal commitment to maintain the SIH community norms and values as established by Denison University. Students who live in any SIH environment will be asked to sign an Agreement of Understanding at the time of room selection (returning students) or check-in (first-year students). Failure to abide by the SIH Agreement could result in reassignment and conduct action.

Quiet Housing:

By securing housing in a Quiet Building, you agree to the following:

- * To abide by established quiet hours, which are always in effect except Sunday-Thursday 6-10pm and Friday-Saturday 6pm-1am (specified hours are still courtesy hours).
- * To ensure that my guests abide by and uphold the quiet and courtesy hours established for the community.
- * To confront persons violating community norms and report incidents to Residential Communities staff members.

Failure to honor this agreement may result in reassignment and action by the Office of Conflict Resolution and Campus Values.

Drug, Alcohol and Tobacco-Free Housing:

By securing housing in a Drug, Alcohol and Tobacco-Free Building, you agree to the following:

- * To not bring alcohol, marijuana, or illegal drugs into the drug, alcohol and tobacco-free environment.
- * To not be involved in any alcohol, tobacco or other drug-related disruption in the drug, alcohol and tobacco-free environment.
- * To not enter the drug, alcohol and tobacco-free environment under the influence of alcohol or any substance.

* To not allow guests to bring alcohol, marijuana, or other drugs into the drug, alcohol and tobacco-free environment.

* To confront persons violating community norms and report incidents to Residential Communities staff members.

Failure to honor this agreement may result in reassignment and action by the Office of Conflict Resolution and Campus Values.

Special Program Agreement

At times, Denison offers limited Special Education Program (SEP) environments for students. *Students interested in Special Education Program Housing must complete the individual program application process prior to the General Housing Selection Process scheduled for the late Spring.*

Students who agree to live in Special Education Program (SEP) environments agree to make a positive personal commitment to maintain the community norms and values of the SEP as established by Denison University. Evidence of this commitment shall be through participation in programs and activities. Students desiring to live in any SEP environment will be asked to sign an agreement of understanding at the time of room selection (returning students). Failure to abide by the SEP agreement could result in reassignment and conduct action.

IMPORTANT DATES LIST

Break recesses are not a part of the academic year contract and students are expected to make departure plans accordingly. Students are asked to depart by the time listed below and will not be given access until the residence halls reopen. Early arrivals will not be approved except for students representing Denison in a program.

When making travel plans for the 2020-2021 academic year, please refer to the following schedule of campus housing openings/closings. All dates are subject to change based on academic calendar changes.

Fall Opening:

First-Year Students - Thursday, August 13, 2020, 9:00am – **via scheduled time slot**

Returning Students - August 14-16, 2020 – **via scheduled time slot**

Semester Break:

Halls Close - Saturday, November 21, 2020, 9:00am

Halls Open - Sunday, January 17, 2021, 9:00 am – **or date TBD based on academic calendar changes**

Students must have a spring housing assignment to qualify for break housing for the semester break recess.

Spring Break: To be determined

Spring Semester Closing:

Non-Graduating Students - Wednesday, May 12, 2021, 9:00am*

Graduates ONLY - Saturday, May 15, 2021, 7:00pm

***Students are required to depart campus 24 hours after their last final exam.**