

**DENISON UNIVERSITY
STUDENT RESIDENCE AGREEMENT
ACADEMIC YEAR 2022-2023**

<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 Housing policies are established with this in mind, and students are expected to follow these rules. The following agreement sets forth the terms and conditions for Denison's residency requirement as outlined in the [Student Handbook](#), beginning with the 2022-2023 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 must 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 Housing rules, regulations, and policies, and state and local laws. These include, but are not limited to the Housing Policy, which is incorporated by reference into this agreement (including all COVID-19 and public-health-related requirements and guidelines); 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 and health and safety 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.

By entering this agreement, you acknowledge and agree that the University reserves the right to make changes to this agreement and supporting policies from time to time, including the Housing Policy, including 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 into this agreement, you also specifically acknowledge and assume responsibility 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 students living with their parents or guardians within 25 miles of campus. Students who meet these exceptions should contact the [Student Life](#) to apply for commuter status approval.

Dates of Occupancy:

Residence hall opening and closing dates are in accordance with the academic calendar and are 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 the published dates. Room fees are inclusive of academic in-session days and are prorated to exclude break recesses.

Break recesses are not a part of the academic year contract and not part of housing and dining fees; students are expected to make departure plans accordingly. Students are asked to depart by 9AM on residence hall closing dates and will not be given access until the residence halls reopen. Failure to depart by specified closing time and date or unauthorized entry to the residence halls during closed periods may result in disciplinary action.

Approved break housing (Thanksgiving and Spring breaks) is not guaranteed and will be available on a limited basis to accommodate. If needed, Residential Communities and 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; failure to apply for break housing, or arriving to campus without prior approval, results in revocation of this privilege. 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.

Eligible students must seek special permission to extend the residency period into dates when the University is closed for Thanksgiving, spring, or summer breaks. There may be a fee applied to the student account for this service, which is not included in the room fee paid by the student.

Housing is not provided during the Winter Break Recess except for student athletes competing on behalf of the University. 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, even if an in-season athlete).

COVID-19 Housing

If you are required to quarantine or isolate due to COVID-19, Denison University may provide quarantine or isolation housing if/when it is available. Dedicated quarantine or isolation housing cannot be guaranteed, and the risks of COVID 19 and other illness is not limited to living spaces on a residential campus, but extend to dining halls, social activities, classrooms, etc. Thus, students can expect the following possible arrangements for quarantining or isolating during illness: (1) isolating or quarantining in dedicated housing, if/when available, (2) isolating or quarantining in place in their assigned residential room, (3) securing off-campus isolation or quarantine space at home, a hotel or etc. at the students' expense. Students who choose to secure off-campus housing to quarantine or isolate do so voluntarily and will not qualify for any housing or dining refund.

Additionally, students acknowledge and agree to (1) follow quarantine and/or isolation guidelines whether provided verbally or in writing (2) move to another residence hall if directed (3) isolate or quarantine in place if directed (4) stay in place if their roommate/suitemate are directed to isolate or quarantine in their residence hall room.

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 2022 or Spring 2023.

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 2022-2023 academic year are as follows:

- Big Red: \$6,770 (\$3,385/semester)
- The Hill: \$6,400 (\$3,200/semester)
- Olmsted: \$6,040(\$3,020 /semester)
- West Loop: \$6,040(\$3,020 /semester)
- West College: \$5,670 (\$2,835/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: \$3,580 (\$1,790/semester)
- The Reserve: \$3,210 (\$1,605/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 Residential Communities and Housing Office. When making room assignments, staff members use the information provided on Housing Applications. Staff work to honor preferences, but this is not always possible due to availability of space and competing interests.

Residential Communities and Housing 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 Residential Communities and 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 for which they are eligible. 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 Residential Communities and Housing Office.

Special Housing Accommodations

Denison maintains a process for meeting the disability-related housing needs of our students and for students to request reasonable accommodations. For detailed information on seeking special housing accommodations, including important timetables, please visit <https://denison.edu/academics/support/housing-requests>.

Returning students must submit completed requests by March 1, the spring before the next fall term when special housing may be needed. Incoming students must submit completed requests, including documentation, by June 15.

Denison's Academic Resource Center (ARC) oversees disability support services at Denison. The Office of Residential Communities and Housing does not assess eligibility for housing accommodation requests. These requests are administered through ARC. Students who wish to be considered for reasonable accommodations must submit current documentation as well as relevant supporting historical records and materials. Pursuant to disability law, to receive consideration for reasonable accommodations at Denison, an individual must have an impairment that substantially limits one or more major life activities.

Questions about the process can be directed to 740-587-6666 **US Mail:** Academic Resource Center, Denison University, 100 W College Street, Granville, OH 43023 **FAX** 740-868-1168 **EMAIL:** arc@denison.edu

Housing Selection

Students who are planning to return to campus for the fall 2022 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 Residential Communities and 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.

Room Rates

Room rates for the 2022-2023 academic year are as follows:

- Multiple (Double, Triple, Quad with access to corridor bathroom): \$8,000 (\$4000/semester)
- Suite (3-7 people with access to a private bathroom): \$9,700 (\$4,850/semester)
- Single (access to corridor bathroom): \$9,700 (\$4,850/semester)
- Apartment: \$11,390 (\$5,695/semester)
- Apartment Shared Bedroom (Stone 3- and 5-person apartments; Taylor apartments): \$10,680 (\$5,340/semester)
- Homestead: \$5,500 (\$2,750/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 Residential Communities and 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 Community Values and Conflict Resolution.

Roommate Concerns or Conflicts: Residential Communities and Housing staff members are trained to advise residents who experience roommate conflicts. Students are first directed to engage the roommate conflict mediation processes set forth by the Residential Communities and 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.

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, including but not limited to Residential Communities and Housing Staff, who have been designated for this purpose by the Vice President for Student Life 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 and Housing is required. If a room change is recommended by Residential Communities and Housing staff, appropriate room reassignment requests must be completed and approved through the Residential Communities and 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. We strongly recommend that all students obtain renters insurance prior to move in. We have partnered with GradGuard, which offers a College Renters Insurance Plan that is specifically designed for students. Bicycles should be registered with Campus Safety and marked for identification.

Furnishings: Each student is provided a desk, task chair, twin XL bed frame and mattress, dresser, and closet/wardrobe.

To protect facilities from pests, environmental allergens and wear and tear, additional furniture may not be added by residents. Denison University maintains a strict outside furniture policy to ensure fire safety and protect the cleanliness of rooms. Additionally, outside furniture can contribute to pest problems. No upholstered furniture or furniture that requires cushions are allowed for any reason. This includes, but is not limited to dish/butterfly chairs, couches, futons, mattresses, etc. Also, it is recommended that you wait until you have stayed in your room for several nights before deciding to bring items. University-provided furniture may not be removed from the room or stored. Furniture may not be moved from room to room or from lounges and other public areas.

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.

Occupant-Caused Damage: 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.

Damage caused in common or shared spaces will be billed to the residents of the associated floor or residence hall. This includes but is not limited to acts of vandalism, damage to fire safety equipment, and damage or loss of furniture or fixtures.

Damage assessments will be added to a student's University account, and is subject to the rules and consequences set out in the Financial Responsibility Agreement.

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 residing in 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 and Housing 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 residing in 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.

Valuing Diversity

Denison University **does not discriminate in its educational programs** and activities on the basis of race, color, religion, ethnic or national origin, age, disability, sex, gender, gender identity, gender expression, sexual orientation, veteran status, or any other bases prohibited by law.

IMPORTANT DATES LIST

When making travel plans for the 2022-2023 academic year, please refer to the academic calendar published on the Denison University website (<https://denison.edu/academics/calendar>). Dates presented here are accurate as of 2/1/2022 are subject to change based on academic calendar changes, emergency or exigent circumstances, including public health needs and issues related to COVID-19. Students are not admitted to the residence halls prior to the published dates. Room fees are inclusive of academic in-session days and are prorated to exclude break recesses.

Fall Opening:

First-Year Students - Thursday, August 21, 2022, 9:00am – **via scheduled time slot**
 Returning Students - August 28, 2022 – **via scheduled time slot**

Thanksgiving Break:

Halls Close - Saturday, November 19, 2022, 9:00am
 Halls Open – Sunday, November 27, 2022, 9:00am

Winter Break

Halls Close - Saturday, December 21, 2022, 9:00am

Halls Open - Sunday, March 19, 2023, 9:00 am
Break Housing is not provided during the Winter Break Recess except for athletes in competition representing the University.

Spring Break

Halls Close - Saturday, March 11, 2023, 9:00am

Halls Open - Sunday, January 15, 2023, 9:00 am – **or date TBD based on academic calendar changes**

Spring Semester Closing:

Non-Graduating Students - Wednesday, May 10, 2023, 9:00am*

Graduates ONLY - Saturday, May 13, 2023, 7:00pm

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