



## 2025-2026 RESIDENTIAL STUDENT HOUSING CONTRACT

### TERMS AND CONDITIONS

#### 1. ELIGIBILITY

- a. Residency Policy: All students under 24 (at the time of admission to the College) must live in Rhodes College-operated housing for at least six consecutive full semesters (excluding summer).
  - i. Exemptions to this policy may be granted if the student:
    1. A student is married.
    2. A student who is the legal guardian of minors who reside with them permanently.
    3. A student who is 24 or older.
    4. Students with a documented medical disability that cannot be accommodated in on-campus living.
    5. Has received approval for an exemption from the Office of the Residence Life.
- b. To be eligible to reside in Rhodes-operated housing, students must be enrolled and registered for twelve (12) credit hours by the first day of classes in the fall and spring semesters.
  - i. Students must be in good standing.
  - ii. The Office of Residence Life will track any students released from their agreement due to the drop in enrollment.
- c. Any individual who must register/registered as a sex offender as defined by the state and local laws is prohibited from living in Rhodes College housing.

#### 2. PERIOD OF CONTRACT

- a. All Rhodes College Housing assignments are made for the entire academic year (fall and spring semesters). This does not include summer. Concerning Rhodes College Housing, the academic year begins on the day residence halls open at the beginning of the fall term, as determined by the Office of Residence Life. It ends on the day following the last final spring semester examination.
  - i. In alignment with established deadlines, students must complete the housing application and sign the housing contract each academic year of the contract period.
  - ii. The Office of Residence Life will monitor students obligated to the residency policy as they remain liable for room and board charges.
  - iii. For the duration of the agreement period, the Office of Residence Life administratively assigns and applies room and board charges to the accounts of students who do not fulfill residency policy requirements, as outlined in this section.
- b. The contract period for students not obligated to the residency policy (Section 1) is for ONE FULL ACADEMIC YEAR of the fall and spring semesters. Contracts

signed after the designated cancellation request date shall be enforced through the end of the spring semester of the contract year.

- i. Students who have signed the housing contract may request an exemption. All requests are subject to approval by the Office of Residence Life or its designee.

### **3. PAYMENT TERMS**

- a. **Room and Board Charges:** All room and board charges for Rhodes College Housing must be prepaid during the stated registration period at the beginning of the academic year.
  - i. Once the student moves into a residence hall room, room, and board, charges for the entire semester are due and payable.
  - ii. All returning students must choose a 15-meal or unlimited meal plan package. East Village A&B, Parkway Hall, Spann Place, and East Village C Townhouse residents may choose a 7-meal plan package. First-year students are assigned an unlimited meal plan.
- b. **Refunds:** Even if the student moves out of the room during the semester due to withdrawal from the College or other reasons, the entire semester room and board charges remain due on the student's account.

### **4. CHECK-IN AND KEY PICK-UP MANDATORY**

- a. **Check-in Requirement:** All students must check in with the Office of Residence Life and collect their assigned room key(s) on the designated move-in date or during the specified check-in period.
  - i. Failure to check in and collect the keys(s) within the specified time frame will not release the student from their housing contract, and they will remain responsible for all room and board charges for the contracted period.
- b. **Unauthorized Move-In:** Students who move into their assigned room without first picking up their key(s) from the Office of Residence Life will incur a \$500 charge for unauthorized access.
- c. **Administrative Hold:** If a student has not picked up their key(s) by the first day of classes without prior approval from the Office of Residence Life, an administrative hold will be placed on their student account.

### **5. BREAKS, RECESSES, EARLY ARRIVALS, EXTENDED STAYS, AND END-OF-THE-YEAR CLOSING**

- a. **Breaks:** All students must temporarily vacate their assigned Rhodes College Housing during winter break and may return on the published College opening date. Failure to abide strictly by these limitations will result in a fine of \$500 per incidence/per day and may lead to other disciplinary action. Residence halls and dining venues are closed during Winter Break. The Office of Residence Life does not guarantee space will be available for all students who require housing during break periods.
  - i. **Emergency Winter Break Housing:** Students who cannot leave campus due to extreme circumstances (e.g., homelessness, emancipated foster

youth, or inability to return to their home country) may request to reside on campus during Winter Break. The request form will be available late in the fall semester. Submitting a request to remain on campus during Winter Break does not guarantee that a space will be available or the request will be granted.

- b. Recesses: Residence halls are open for Fall, Thanksgiving, Spring, and Easter recesses. Students must register with the Office of Residence Life that they will reside on campus. Dining is available on a limited basis and not included in the meal plan.
- c. Early Arrivals: Residents who receive permission to be early arrivals have opening responsibilities, which include opening week, welcome week, a pre-orientation program, a scholars' or mentor program, or in-season athletes. Residents can receive permission for early arrival if they have a sibling(s) who is a first-year student.
- d. End of Year Closing: Students must remove all their personal property from Rhodes College Housing within 24 hours after the last regularly scheduled College exam of the academic year. Only graduating seniors and students associated with an official college function (and approved by the Director of Residence Life) have permission to remain past the official closing. Failure to abide strictly by these time limitations will result in a fine of \$500 per incidence/per day and may lead to other disciplinary action.
- e. Extended Stays: Residents with extended stay approval participate in in-season athletics, commencement responsibilities, or other college-approved activities.

## **6. OCCUPANCY PERIOD**

- a. The student may begin occupancy of their assigned room space on the dates designated by the Office of Residence Life. Failure to occupy the room by the first official day of classes each semester may result in a reassignment of the room; however, the housing contract will remain enforced. Students are expected to occupy their assigned room. Students who vacate their assignment without being officially exempted from the agreement have abrogated their right to that space. They must return any key(s) and fob to the vacated assignment as directed. Failure to return key(s) as required will result in billing for associated lock change(s). Students remain liable for room and board charges during the life of the contract.

## **7. ROOM ASSIGNMENT**

- a. This contract is for a bed space in a College apartment or residence hall room/suite and does not guarantee any specific room assignment. The College will attempt to accommodate students' requests for particular roommates and spaces but does not guarantee requests. All requests for specific roommates must be mutual.
- b. The College reserves the right to accept, reject, cancel, or change any room assignment during the occupancy period. Students who are administratively moved will be responsible for any increase in the room rate. If space becomes

available in a room for any reason, the Office of Residence Life may fill the vacancy by moving residents at its discretion.

- c. A student cannot change rooms during the first or last two weeks of either semester during the academic year. The Office of Residence Life must approve all room assignment changes during this contract term and before a student moves to a new assignment. Students can complete a room change request form to initiate the room change process. If a student makes an unapproved room change without proper notification and approval will be fined \$250, will have the preferred room assignment revoked, and may be referred to the Office of Community Standards.
- d. The resident acknowledges and understands that the assigned space is in a climate with temperatures, humidity, and other naturally occurring conditions that generally allow the growth of mold and mildew in locations where dampness or moisture is present. Upon moving into the assigned space, the resident will have control over and knowledge concerning conditions in the interior of the assigned space. Therefore, the resident agrees to set thermostats to provide appropriate climate control (if applicable), maintain the assigned space in a clean condition by mopping, vacuuming, or wiping hard surfaces with household cleaner, remove visible moisture or condensation on floors, walls, windows, ceilings, and other surfaces promptly and take other measures as may be necessary to prevent mold or mildew from accumulating in the assigned space (including without limitation reporting immediately to the College any evidence of water leaks or mold or mildew-like growth).

## **8. MEAL PLAN**

- a. Each student residing in a residence hall or College apartment must maintain a qualified residential meal plan based on location.
- b. Each student residing in a residence hall or College apartment must have signed the meal plan/dining agreement.

## **9. CONTRACT EXEMPTION, TERMINATION, & CANCELLATION:** A student who has submitted a housing contract is obligated to the terms herein for the academic year, regardless of whether they meet the residency requirements.

- a. Contract exemption:
  - i. Students may request an exemption from the housing contract from the Office of Residence Life. All requests must be received by July 1.
  - ii. To be eligible for an exemption, it must be one of the following:
    - 1. Married
    - 2. The legal guardian of minors who reside with them permanently
    - 3. 24 years of age or older
    - 4. Have a documented medical disability that cannot be accommodated in on-campus living.
    - 5. Received approval for an exemption from the Office of Resident Life.
- b. Contract termination:
  - i. Termination of the Residential Student Contract: Termination occurs when the student's current (and future) contract is canceled or revoked

for violating the Rhodes College Community Standards and/or Office of Residence Life Policies. When a Residential Student Contract is terminated after the start of an academic year term (fall and spring semesters), the student remains responsible for the entire cost of room and board for the remainder of that term.

- ii. The College reserves the right to terminate this agreement if the student no longer meets the eligibility requirements and is enrolled for less than nine (9) credit hours in a semester at Rhodes College. (See section 1. Eligibility)
- c. Contract cancellation:
  - i. This contract is canceled when:
    - 1. The student graduates from the College at the end of a fall or spring semester.
    - 2. The student does not re-enroll or register for classes at the College.
    - 3. The student takes a leave of absence/mid-semester withdrawal from the College.
    - 4. If the accommodations assigned to the student are destroyed or unavailable, the College cannot furnish substitute accommodations.
    - 5. This contract may be canceled if the student is granted an exemption to the residency policy (See section 1. Eligibility).  
**Meeting one of the requirements does not guarantee approval for an exemption from the terms and conditions of the housing contract.** A student must maintain a required meal plan if the agreement cancellation is granted after the end of the second week of the fall semester.
    - 6. If the student violates any College or residence regulations as stated in the Student Handbook or the College Catalogue, incorporated herein by reference, or if the student poses a threat of substantial harm to persons or College property.

## 10. COLLEGE LIABILITY

- a. The College assumes no legal obligation to pay for injury to persons or the loss of or damage to any personal property. Students (and their parents or guardians) are strongly encouraged to purchase and maintain appropriate renter's insurance.

## 11. RENTER'S INSURANCE

- a. All residential students are REQUIRED to obtain personal renter's insurance or check whether your family's homeowner's insurance covers your items while residing on campus.

Students must confirm their coverage with our provider ([NSSI Personal Property Insurance | Rhodes - Learn More & Enroll](#))

- b. or third-party insurer by August 1, 2025.

## **12. STUDENT LIABILITY**

- a. The student is responsible for the condition and proper care of the accommodations assigned. The student shall reimburse the College for all losses of the College-owned or operated property or damages beyond normal wear and tear, as interpreted by the College, within the assigned accommodations.
  - i. The student is responsible for promptly submitting and following up on maintenance requests and notifying Residence Life staff when emergency maintenance is required.
  - ii. The student shall be subject to a prorated share of the cost of losses of the College property or damage to common areas with the residence hall where the individual responsible cannot be identified.
- b. Cleaning: Students are responsible for cleaning their assigned rooms. Residents in apartment-style units - East Village A&B, West Village, Spann, and Parkway Hall and suite-style rooms (East Village C, Glassell, Robinson, Voorhies, Voorhies-Townsend, and Blount) are responsible for cleaning the suite, including the common area, bathrooms, and kitchens.

## **13. ROOM ENTRY**

- a. The College reserves the right to enter a student's room/apartment/suite to perform routine or emergency maintenance. The College also reserves the right to enter a student's room/apartment/suite to enforce College policies, rules, and regulations. Residence Life and Physical Plant staff may enter rooms/apartments for announced room inspections to monitor compliance with fire personal safety, maintenance, cleanliness, and health standards.

## **14. POLICY COMPLIANCE**

- a. The student is responsible for abiding by all College and residence hall rules, regulations, policies, and procedures outlined in the College Catalog, Code of Conduct, Residence Hall policies, or other College publications or documents.

## **15. ADMINISTRATIVE ACTION**

- a. The Office of Residence Life reserves the right to take administrative action to make decisions that maintain the academic atmosphere in the halls and ensure the residents' safety (e.g., contract termination, relocation, and removal of offensive property).

## **16. EVACUATION, RELOCATION, AND EVICTION**

- a. If College officials declare an emergency requiring evacuation or relocation, the resident must immediately comply with the orders. Failure to comply with any such directive or procedure may result in disciplinary action or removal by Campus Safety.
- b. Eviction: If this contract is canceled or terminated during the occupancy period, the resident must vacate the premises within 24 hours of being notified. Failure or refusal to abide by such directive or procedure may result in removal by Campus Safety.

**17. NON-TRANSFERABILITY**

- a. Students may not reassign this agreement or room.
- b. Students may not sublet or rent out any assigned room space.

**18. DISABILITY ACCOMMODATIONS**

- a. Students who require special accommodations due to a disability as defined by section 504 of the Americans with Disabilities Act of 1990 and associated Amendments of 2008 should contact [Student Accessibility Services](#) to request housing accommodations.

**19. CHANGES AND CORRECTIONS**

- a. The College has made every reasonable attempt to make sure the information contained herein is accurate at the time of publication. However, the College reserves the right to make corrections as necessary. The Office of Residence Life tries to respond quickly to student concerns and to facilitate the best possible residential program; the College reserves the right to make changes as needed. For example, such changes may include but are not limited to the location and availability of certain types of rooms and specialty housing, changes to the application processes, and changes in the location of break residence halls. Every effort will be made to provide students with notice.

**BY SUBMITTING THIS APPLICATION, I ACKNOWLEDGE THAT I HAVE READ AND AGREE TO THE RHODES COLLEGE RESIDENTIAL STUDENT HOUSING CONTRACT. I UNDERSTAND AND ACCEPT MY OBLIGATION TO ABIDE BY THE COLLEGE AND RESIDENCE LIFE RULES AND REGULATIONS.**