



Rhodes College

RESIDENCE LIFE

2026-2027 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. Transfer students must live in college housing until they have satisfied the residency requirement; residency at previous enrolled institutions counts toward fulfilling this requirement.
 - ii. 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 resides 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 who are obligated under 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 meet the residency policy requirements outlined.

- b. The contract period for students who have not satisfied the three-year residency requirement (resided in campus housing six consecutive full semesters (excluding summer) (Section 1) is for ONE FULL ACADEMIC YEAR of the fall and spring semesters. Contracts signed after the designated cancellation request date shall remain in effect 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, all room and board charges for the entire semester are due and payable.
 - ii. All returning students who have resided in Rhodes College housing for three semesters or more as of August 1, 2026, must choose a 15-meal or an unlimited meal plan. East Village A&B, Parkway Hall, Spann Place, and East Village C Townhouse residents may choose an unlimited, 15-meal, or 7-meal plan.
 - iii. All returning students who have resided in Rhodes College housing for two semesters or less as of August 1, 2026 ("Second Year Students"), who reside in East Village A&B, Parkway Hall, Spann Place, and East Village C Townhouse residents may choose an unlimited, 15-meal, or 7-meal plan. Second Year Students residing in all other residence halls will be assigned an unlimited meal plan.
 - iv. All First-year students are assigned an unlimited meal plan.
 - v. Starting in 2026–2027, Class of 2029 and 2030 students will be assigned an Unlimited Meal Plan until they satisfy the three-year residency requirement. Alternative plans (7 and 15) are available only for students living in EVA, EVB, EVC Town, Parkway, or Spann.
- 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 or Residence Hall Access:**

- i. Students who move into their assigned room, enter or access a residence hall/room, or otherwise gain unauthorized entry to any residential hall without prior written approval from the Office of Residence Life and without first obtaining their assignment/arrival date are subject to administrative action. Administrative action may include, but is not limited to, a \$500 unauthorized access charge, administrative cancellation of the student's housing assignment (residential students), and/or a referral through the College's student conduct process.
 - ii. Students whose housing assignment is administratively canceled remain financially responsible for all applicable cancellation charges and fees outlined in this Housing Contract.
- c. **Administrative Assignment and Cancellation:**
 - i. **Students subject to the three-year residency requirement:**

If a student who is required to live on campus has not picked up their key(s) by the first day of classes and has not received prior approval from the Office of Residence Life, the College may administratively assign the student to housing and charge the full semester room rate.
 - ii. **Students who have satisfied the three-year residency requirement:**

If a student who is not required to live on campus has not picked up their key(s) by the first day of classes and has not received prior approval from the Office of Residence Life, the housing assignment may be administratively canceled, and the student will be responsible for the full semester room charges.

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 strictly abide by these limitations will result in a fine of \$500 per incident per day and may lead to other disciplinary action. Residence halls and dining venues are closed during the 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 that 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 may be available on a limited basis during Fall and Easter recesses and is not included in the meal plan. Dining is not available during Thanksgiving, Winter, or Spring recesses.
 - i. Residence halls are closed for Winter Recess.

- 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. Early arrivals may not permit another student who resides with them; violators may face disciplinary action, including but not limited to cancellation of the housing contract and Office of Community Standards.
- d. **End of Year Closing:** Students must remove all their personal property from Rhodes College Housing by 10 a.m. the morning 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 Office of Residence Life) may remain past the official closing. Failure to strictly adhere to these time limitations will result in a fine of \$500 per incident 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 specific roommates and spaces but cannot guarantee them. 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 of conditions within 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).
- e. Upon moving into the assigned space, the resident will have five (5) business days to notify the Office of Residence Life of any concerning maintenance or conditions within the assigned space. After the five (5) business days, the resident will assume responsibility for any concerns, including, but not limited to, damages, maintenance concerns, etc., found during inspections.

8. COLLECTIVE BILLING/SHARED SPACE DAMAGE

- a. Residents acknowledge that they share responsibility for the condition of all common and shared areas within their assigned residence, including but not limited to living rooms, bathrooms, kitchens, hallways, and furnishings. In the event that damage, vandalism, excessive cleaning needs, or policy violations occur in shared or common spaces and individual responsibility cannot be determined, the cost of repair, replacement, or cleaning may be assessed equally among all assigned residents of the unit, suite, apartment, or floor, as determined by the Office of Residence Life.
- b. Charges assessed under this provision will be billed directly to each resident's student account and are payable in accordance with the College's billing policies. Failure to pay assessed charges may result in administrative holds, inability to register for future terms, or other actions permitted by College policy.

9. MEAL PLAN

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

10. CONTRACT EXEMPTION, TERMINATION, & CANCELLATION:

- a. 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.
- b. 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 Residence Life.
- c. 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)
- d. 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.

11. RENTER'S INSURANCE

- a. All residential students are REQUIRED to obtain personal renters' insurance or check whether your family's homeowner's insurance covers your items while residing on campus.
- b. Students must confirm their coverage with our provider ([NSSI Personal Property Insurance | Rhodes - Learn More & Enroll](#)) or third-party insurer by August 1, 2026.
- c. Residential students are required to submit proof of renters' insurance/insurance coverage to the Office of Residence Life.
- d. Residents must provide proof of renter's insurance as a condition of occupancy. Failure to provide proof of renter's insurance will result in cancellation of the housing assignment, and the resident will be responsible for the full cost of the assigned room.

12. 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 required to purchase and maintain appropriate renter's insurance.

13. 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 maintenance requests, following up on them, 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. Students are responsible for maintaining the cleanliness of their assigned rooms at all times. 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 their suites, including all shared and common areas.
- c. Residents must maintain their living spaces in a condition that meets health and safety standards throughout the academic year. The College reserves the right to conduct inspections to assess cleanliness and safety. Failure to maintain spaces in an acceptable condition may result in cleaning charges, disciplinary action, or both.
- d. At move-out, residents are responsible for returning their rooms and shared spaces in clean and orderly condition. The College may assess cleaning charges for excessive dirt, damage, or failure to meet move-out cleaning expectations. All cleaning charges are billed to the resident's student account and are final.
- e. The resident will be billed for any cleaning costs incurred as a result of the Office of Residence Life notifying Physical Plant to complete cleaning services.

- f. Furniture: The College reserves the right to modify the furniture provided based on room configuration or operational needs. All provided furniture remains the property of the College and is assigned for use only by the contracted resident(s). Residents may not remove, replace, store, or exchange College-provided furniture without prior written approval from the Office of Residence Life. Unauthorized removal or storage of furniture may result in charges or disciplinary action.

14. APPLIANCES

- a. For safety and fire prevention purposes, residents may not use personal appliances or electrical cooking devices in residence hall rooms. Prohibited items include, but are not limited to, hot plates, toaster ovens, air fryers, electric grills, coffee makers, rice cookers, slow cookers, and similar heating or cooking devices.
- b. Residents may properly store approved personal appliances in their residence hall rooms provided they are used only in designated community kitchen spaces within the residence halls. Appliances must never be operated in individual student rooms, corridors, bathrooms, or other non-designated areas.
 - i. Microwaves: One (1) microwave is permitted per shared residence hall room. In apartment-style units or configurations where residents have individual, private bedrooms, one (1) microwave is permitted per individual bedroom. All microwaves must meet College safety standards and comply with local fire code regulations. Residents may not bring additional microwaves beyond these limits without prior written approval from the Office of Residence Life.
- c. Prohibited appliances discovered during staff inspections, health and safety checks, or policy enforcement may be confiscated and/or subject residents to disciplinary action, fines, or other sanctions as outlined by College policy. Confiscated items will be returned only in accordance with established Residence Life procedures.
- d. Residents assigned to East Village A, East Village B, East Village C Townhouses, Parkway Hall, and Spann Place are permitted to use approved personal appliances within their assigned apartment-style units, provided such appliances comply with College safety standards and local fire code regulations.
- e. Residents are responsible for the safe use, storage, and maintenance of all personal appliances. The College is not responsible for damage or injury resulting from improper use, unauthorized appliances, or electrical overloads.
- f. College-Provided Refrigerators: The College provides refrigerators for first-year residents as part of the standard room furnishings. Refrigerators are provided at a ratio of one (1) refrigerator per two (2) residents. Additional refrigerators will be provided in triple and quad occupancy rooms to ensure adequate shared access.
 - i. College-provided refrigerators are **only available to first-year residents**. Upper-class residents are responsible for securing their own approved appliances in accordance with College policies.
 - ii. All provided refrigerators remain the property of the College. Residents may not remove, replace, relocate, store, exchange, or dispose of College-

provided refrigerators without prior written approval from the Office of Residence Life. Unauthorized removal or storage may result in charges and/or disciplinary action.

- iii. Residents are responsible for the reasonable care and proper use of College-provided refrigerators. Residents shall not alter, modify, deface, or repair refrigerators. Residents must keep refrigerators clean and in safe operating condition. Damage beyond ordinary wear and tear, loss, or theft will result in repair or replacement charges assessed to the resident(s).
- iv. First-year residents may not bring or use additional personal refrigerators in their assigned room. Any additional refrigerator must be removed upon notice by the College and may result in disciplinary action and/or fines.
- v. Residents who require an additional refrigerator due to a disability or medical accommodation must obtain prior approval from the Office of Residence Life or their designee. Documentation and approval must be completed before an additional refrigerator is permitted in the room.
- vi. Residents must report any pre-existing damage or malfunction through the designated room condition reporting process. Upon check-out, refrigerators must remain in the assigned room in their original condition, ordinary wear and tear excepted. The College may assess charges for missing, damaged, or improperly returned refrigerators.
- vii. The College is not responsible for food spoilage, power outages, or damage to personal property stored in refrigerators.

15.

16. ROOM ENTRY

- a. The College reserves the right to enter a student's room/apartment/suite to perform routine or emergency maintenance.
- b. The College also reserves the right to enter a student's room/apartment/suite to enforce College policies, rules, and regulations, with or without prior notification.
- c. 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.

17. POLICY COMPLIANCE

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

18. ADMINISTRATIVE ACTION

- a. The Office of Residence Life, or its designee, 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).

19. EVACUATION, RELOCATION, EVICTION, AND FORCE MAJEURE

- a. **Evacuation and Relocation** - If College officials declare an emergency requiring evacuation or relocation, residents must immediately comply with all directives and procedures. Failure to comply may result in disciplinary action and/or removal by Campus Safety. The College reserves the right to relocate residents temporarily or permanently to other housing facilities as necessary for health, safety, operational, or administrative reasons.
- b. **Eviction:** If this contract is canceled or terminated during the occupancy period, the resident must vacate the premises within twenty-four (24) hours of notification. Failure or refusal to comply may result in removal by Campus Safety and the College may remove personal property at the resident's expense.
- c. **Force Majeure:** The College shall not be liable or deemed in breach of this contract for failure to perform any obligation, including the provision of housing, when such failure is caused by events beyond its reasonable control ("Force Majeure Event"). In such circumstances, the College may close residence halls, restrict access, relocate residents, or terminate housing contracts without penalty to the College.

Force Majeure Events include, but are not limited to:

- Natural disasters (e.g., hurricanes, tornadoes, floods, earthquakes, fires)
 - Public health emergencies or pandemics
 - Acts of God or acts of nature
 - Government orders, laws, or directives
 - Utility failures or infrastructure disruptions
 - Civil unrest, riots, or acts of terrorism
 - War, national emergencies, or military actions
 - Labor disputes, strikes, or work stoppages
 - Any other event beyond the College's reasonable control that impacts housing operations
- d. **Refunds and Financial Obligations:** Refunds or prorated housing charges are not guaranteed for temporary or permanent closures, evacuations, or relocations resulting from a Force Majeure Event. The College will determine refund eligibility, if any, at its sole discretion.
 - e. **Student Responsibilities During Force Majeure Events:** Residents may be required to immediately vacate the premises and remove personal property if the College closes housing facilities due to a Force Majeure Event. The College is not responsible for storage, loss, or damage to personal property.
 - f. **Alternative Housing:** The College is not obligated to provide alternative housing or reimburse residents for lodging, travel, or other expenses incurred as a result of evacuation, relocation, or housing closure due to a Force Majeure Event.

20. ROOM CONSOLIDATION

- a. The College reserves the right to consolidate residents when vacancies occur within the residence halls. Consolidation may require a resident to accept an assigned roommate or relocate to another room or residential space. Residents will be notified in advance of any required consolidation and provided a reasonable timeframe to complete the move.

- b. Failure to comply with a room consolidation directive may result in reassignment by the Office of Residence Life and/or referral for disciplinary action in accordance with College policy. Refusal to consolidate does not guarantee the right to maintain a single-occupancy room, and residents may be charged the applicable single-room rate if they occupy a space designated for multiple residents without authorization.

21. NON-TRANSFERABILITY

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

22. 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 its 2008 Amendments should contact the Office of [Student Accessibility Services](#) to request housing accommodations.

23. 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, changes in 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.