

2018-2019
Terms and Conditions
Extended Academic Year

Fairmont State University 1201 Locust Avenue - Fairmont, WV 26554

By signing the Lease Agreement, I understand and agree to the following conditions:

1. I agree to pay Fairmont State University the cost of room rent for the 2018-2019 academic year due and payable at the beginning of each semester. University Terrace Apartments, some University Terrace Semi-Suites, and some Pence Hall Singles are designated for 11.5 months (August 01, 2018 – July 15, 2019). This contract may only be terminated by Residence Life for reasons described in the Residence Life Handbook:
 - To marry
 - To graduate
 - To withdraw/cancel enrollment
 - For new medical reasons for which living on campus cannot be accommodated
2. I understand that if at any time I break this lease or request a release from my housing contract I will forfeit my \$200 deposit.
3. The age limit is 25 for any residential student. We do not offer married or non- traditional student housing. The intention of the residence hall communities is not for cohabitation of romantic partners.
4. I understand that Fairmont State University has a Two Year Live-On Requirement. First year and second year undergraduate students enrolled as full-time students as defined in the Fairmont State University handbook are required to live-on campus for four consecutive semesters. Any Fairmont State University student who has less than 59 credit hours must fulfill this requirement.
5. I understand that Pierpont Community & Technical College has a Two Year Live-On Requirement. Any Pierpont student who has less than 59 credit hours must fulfill this requirement.
6. Loss of financial aid disbursed by the college because of the student's failure to qualify for said aid is not an excuse for release from the residency policy or the Residence Hall/Apartment Lease Agreement.
7. If I reside in the University Terrace Semi-Suites or Pence Hall Single, I understand that I must purchase a meal plan offered by Dining Services.
8. If I reside in University Terrace Apartments, I understand I am NOT required to purchase a meal plan. I understand I may purchase a meal plan if I desire.
9. I agree to an 11.5 month lease and I understand that I will have housing in my respective room throughout the breaks (Thanksgiving, Winter, and Spring Breaks). Meals will not be offered through Dining Services during the breaks and I understand that I will be responsible for purchasing said meals.
10. I agree to abide by all Fairmont State University, Housing and Residence Life policies, rules and regulations. The following list encompasses major policies, rules and regulations that govern the residence halls /apartments (for a comprehensive list, please consult the Residence Life Handbook):
 - Illegal drugs and paraphernalia are not to be consumed, possessed, distributed or stored in the residence halls/apartments.
 - Alcohol is not to be consumed, possessed, distributed or stored in the residence halls/apartments.
 - Firearms, explosive devices and other hazardous materials are not to be used, distributed or stored in the residence halls/apartments.
 - Visitation is permitted only under specific guidelines established in the Residence Life Handbook and approved by the Vice President for Student Services
 - The campus of Fairmont State University is tobacco, smoke, and vapor free.
 - Excessive noise is not permitted.
11. Failure to abide by Fairmont State University, Housing and Residence Life policies, rules and regulations may result in contract termination and removal from the residence hall/apartment and forfeiture of all residence hall and dining fees for the remaining academic year.
12. As a resident of Fairmont State University's residence halls/University Terrace suites/University Terrace apartments, I understand that Fairmont State University are not responsible for any lost, damaged or stolen items that belong to me personally. I understand that it is recommended that I obtain renter's insurance through the application process or an insurance agent of my choosing. Further, neither Fairmont State University shall be liable or responsible for any injuries incurred on the premises by students, their guests, or visitors for any reason whatsoever.
13. It is further understood that if the student voluntarily or arbitrarily breaks the residence hall/University Terrace suites/University Terrace apartment lease, or at any time moves out of the residence hall without the proper authorization by college officials, room and board fees will still be due.

14. Failure to pay all fees due will result in the student being placed on financial hold, during which time transcripts or semester grades will not be released, and the student will be prevented from registering for subsequent semesters until payment has been made. Students may be evicted from the hall for non-payment.
15. Students are responsible for all personal damages. Personal damages may include but may not be limited to the following: broken glass, doors, overflow of water due to clogged plumbing, holes in walls, fire damage and damage to appliances.
16. Residents that are not enrolled full-time (i.e. 12 credits per semester) may be subject to removal from the residence halls/apartments at the discretion of the Office of Housing and Residence Life. However, dropping to part-time status does not automatically make a student exempt from living on campus. Students must be a degree seeking student that is registered for classes in order to move in and occupy student housing.
17. Residence halls/suites and apartments will open each semester according to the schedule listed on the Residence Life & Fairmont State University website. Students will not be given access to residence halls prior to their scheduled opening date. Other residence hall/suite and apartment openings and closings during the academic year will be announced.
18. The Office of Residence Life reserves the right to consolidate students or change housing assignments as necessary to manage residence hall/suite and apartment occupancy. The Office of Housing and Residence Life reserves the right to fill all vacancies. Whenever possible, the remaining occupants are afforded the opportunity to fill vacancies with other on-campus students first. Room reservations may be modified or removed for students that are not registered for classes after June 30, 2017 for fall 2017 classes and December 15, 2017 for spring 2018 classes.
19. The Office of Housing and Residence Life reserves the right to administratively move any student who may be a disruption to the community. Students are not guaranteed a specific space in Housing.
20. I understand that no pet(s) of any kind are allowed on campus, except fish in a tank (no more than 10 gallons). Pets found on campus must be removed immediately and residents will forfeit their deposit and may be asked to vacate the premises without a cancellation of the housing contract and resulting charges.
21. Fairmont State University reserve the right to enter residence hall/suite or apartment to respond to emergencies, provide repairs or maintenance and/or enforce policies. Rooms will be inspected monthly for compliance with health and safety regulations and semester break closing procedures.
22. By signing this application I acknowledge that I am responsible for any balance on my account. If I do not pay my unpaid balance I understand that my account will be placed on hold after 30 days.

Cancellation policy:

A deposit of two hundred (\$200) dollars is to accompany this housing contract to reserve a space in our residence halls/University Terrace semi-suites.

Cancellation Policy for Returning Students:

You may cancel your housing application/lease with us for the upcoming term ONLY if you do so by April 15th in writing to reslife@fairmontstate.edu.

You will forfeit your deposit. Your cancellation will be considered if you meet any of the following requirements:

- You have met the 2 year requirement
- You plan to live with a parent/guardian within 50 miles of the campus.
- You are over the age of 21
- You are married
- You have graduated
- You have become a parent
- You have withdrawn from the University/Community College.

For any returning student who requests a cancellation after the April 15th deadline; will not be considered under ANY circumstances you will be assessed full room/board charges if applicable.

If your plans to attend the institution for the Fall semester change, written notification of cancellation must be received by the Residence Life Office prior to May 31, 2019. For the Spring semester, written notification of cancellation must be received by The Office of Housing and Residence Life prior to November 30, 2018. Please refer to items one (1) and two (2) in the Residence Hall/University Terrace Semi-Suite Housing contract for cancellation and release expectations. Failure to notify this office by the appropriate date will result in forfeiture of the deposit. No deposit refunds will be granted for cancellations received after the above dates. Deposits will not be refunded for any type of release. (Exception: Should the applicant be denied admittance to the university, a full deposit refund will be made.)

Signature(s) and date are required. If the student is under 18 years of age, the student and parent/guardian must sign the lease before it will be processed.

_____ Date

_____ Signature of Student

_____ Signature of Parent/Guardian

_____ Print Name

_____ Student ID