

BETHEL UNIVERSITY HOUSING AGREEMENT

This is a housing occupancy agreement (“Agreement”) made by and between the student whose name appears at the end of this Agreement (“Student”) and Bethel University (“University”). It grants to the Student permission to occupy a residence hall or apartment in University housing for a specific period of time. This Agreement is subject to the official opening and closing dates of the residences, and is subject to the stipulations listed below. THIS AGREEMENT IS LEGALLY BINDING. It incorporates and supports the terms of the Bethel University Academic Catalog and Bethel University Student Handbook.

1. **AGREEMENT PERIOD:** This Agreement is effective upon signature by Student and, except as otherwise provided herein, shall be binding for the full or remaining portion of the academic year. If at any time the Student ceases to be enrolled at the University, the Student’s right to occupy University housing shall automatically and immediately terminate. Student shall remain liable for housing costs for the remainder of the Agreement Period, subject only to Student’s right of cancellation under paragraph 3 of this Agreement. A Student who has lost the right to occupy University housing for any reason must vacate the assigned housing unit within 24 hours after notice to vacate is given to Student by any reasonable means. Failure to vacate the housing unit promptly may result in eviction proceedings against Student in Ramsey County District Court.
2. **CHECKOUT PROCEDURES:** Student must clean the room, properly check out of the room as described in University Student Handbook, and vacate the room no later than 24 hours after the last exam or commencement exercise. Violation of any provision of this Agreement will result in checkout fines.
3. **HOUSING AGREEMENT CANCELLATION:** This Housing Agreement may be cancelled by Student in writing with the Office of Residence Life. Upon cancellation a Fee will be charged to Student per the following schedule:
 - a. \$100 Cancellation Fee if cancelled before June 1 for the Fall/full-year Agreement.
 - b. \$200 Cancellation Fee if cancelled after June 1 for the Fall/full year Agreement.
 - c. \$300 Cancellation Fee if cancelled after July 15 for the Fall/full year Agreement.
 - d. \$150 Cancellation Fee if cancelled after December 1 to cancel the Interim/remainder of the year portion of the Agreement.
 - e. \$150 Cancellation Fee if cancelled after January 1 to cancel the Spring portion of the Agreement.Cancellation of the Agreement within the time frame of a term will follow University Student Handbook withdrawal dates. The University reserves the right to cancel this Agreement for violation of any provision of this Agreement
4. **OCCUPANCY:** This Agreement secures space in University housing. The University reserves the right to change the housing assignment at any time and for any reason in the sole discretion of the University. Should the occupancy of the room, suite or apartment fall to 50% or less the Student agrees to space consolidation as directed by the Residence Life Office. The Student must be enrolled in at least twelve credit hours per semester (during Interim: one course) in order to occupy housing. Early occupancy (i.e. before official opening dates) is strictly forbidden and subject to fine assessment. This Agreement does not cover housing during Christmas Break and Spring Break when campus housing is officially closed (see catalog for inclusive dates). Student entry into on-campus rooms when housing is officially closed will be considered breaking and entering and/or trespassing. Approved entry into your on-campus room or suite during these periods will be accommodated only during business hours at a charge of \$25.
5. **ROOMMATES:** Residence Life has the right to assign Students to any vacancy in University Housing.
6. **ROOM TRANSFERS:** All room transfers must follow the Room Transfer Procedures as described in the Bethel University Student Handbook. All room transfers require the prior approval of the Resident Director.

7. **MEAL PLAN REQUIREMENTS:** All students in University housing, with the exception of North Village apartments, are **REQUIRED** to have a meal plan as a condition of this housing Agreement. Please refer to Meal Plan Contract for details regarding meal plans that are available.
8. **HEALTH FORM:** It is a violation of this agreement to occupy housing prior to completing the required immunization form with the University Health Service.
9. **RESIDENCE INSPECTION:** In case of a health or safety emergency, or in circumstances where there is reason to believe that state or federal laws or Bethel policies have been violated, the University has the right to immediately enter and inspect or authorize inspection of rooms and apartments without notice. Student will be notified of periodic routine room inspection for general orderliness and agrees to provide access at all reasonable hours for service and repairs.
10. **DAMAGES:** The University is not responsible for loss or damage to personal property from any cause. The University recommends that Students obtain a renters insurance policy. The Student will be charged for any damage to his/her room, apartment and other common living area which is beyond normal wear. In the case of unidentified damage or vandalism, all Students living in an identifiable area (i.e., room, suite or apartment; floor; wing; building or hall) around the damage will be charged equally.
11. **SUB-LEASING/ASSIGNMENT PROHIBITED:** Student may not lease, sublease, rent, or otherwise allow any person to occupy Student's assigned housing unit in exchange for monetary or any other compensation, without regard to the length of the proposed occupancy. Student may not assign Student's rights under this Agreement to any other person.
12. **FIRE CODE REGULATIONS:** The University considers fire code violations to be a serious threat to both personal safety and property. Therefore, anyone found to be in violation of the fire code may be immediately subject to one or more of the following: 1) Removal of code violation items; 2) Charges for damages; 3) a fine of up to \$250; 4) University disciplinary procedures; 5) governmental enforcement and penalties. Refer to the Bethel University Student Handbook for specific violations and applicable penalties.
13. **ASBESTOS:** A very minor amount of asbestos (two to five percent) is present in some of the building materials used to construct the North Village apartments. An environmental consultant retained by the University has determined that the premises are safe and that no significant health or safety risk is posed by the limited level of asbestos in these units.
14. **EXCEPTIONS:** Exceptions or modifications to any of the provisions of this Agreement are not valid unless approved by the Associate Dean for Residence Life in writing.

Student must officially check in and occupy room by 3:00pm of the second official day of class of the earliest term of occupancy or the Agreement will be considered null and void. Room assignment will be cancelled and Cancellation Fee will be charged.

I hereby certify that I am at least 18 years of age, that I have read all of the stipulations in this Agreement, and that I agree to comply with each one or be held in violation of this Agreement.