



Department of Housing and Residential Life
Housing Agreement 2024-2025

TERMS AND CONDITIONS

By signing this Agreement, the student agrees to respect and adhere to all policies and procedures pertaining to University of Miami housing as outlined in these Terms and Conditions, the Department of Housing and Residential Life website at www.miami.edu/housing, the University of Miami Students Rights and Responsibilities Handbook, the current Undergraduate Bulletin, and other applicable University publications which are available on the web at www.miami.edu. The aforementioned publications are made a part of this Agreement by reference. **The student further agrees to check their university-issued e-mail account regularly as that account is used for official University communications.** Submitted Agreements for University housing are subject to review by the Director of Housing Technology and Occupancy Management, or their designee. Pursuant to such review, residency may be denied upon cause and any monies paid prior to occupancy will be refunded.

1. **Duration.** The Housing Agreement is for the entire academic year or remaining portion thereof. Any student who leaves University housing during the agreement period without official written release from the Director of Housing Technology and Occupancy Management (or designee) continues to be liable for charges during the agreement period. Students who have submitted completed agreements must arrive and claim their housing assignment by 5:00 p.m. the day classes begin each semester. Assignments that are not claimed by that time will be subject to termination or relocation. The academic year reference shall be in accordance with the undergraduate calendar published in the Undergraduate Bulletin, including modifications to the academic term(s) based on extenuating circumstances.
2. **Prepayment.** Completed agreements for housing must be accompanied by a securing \$500.00 prepayment. Agreements which are not accompanied by the prepayment will not be accepted and neither the student nor the University will have any obligations under this Agreement. Prepayments will be credited toward the initial housing charge.
3. **Payment.** Full payment must be completed by the date indicated on your student account statement. Payments are due as specified unless the Office of Student Accounts has approved in writing deferred payment arrangements setting forth minimum periodic payment amounts and due dates. As long as money is owed to the University, release of transcripts or diplomas may be withheld.
4. **Cancellation, Withdrawal and Termination.** All agreements for housing are binding for the academic year or remaining portion thereof. Students who cancel their agreements, withdraw from the University, or are terminated from on-campus housing are subject to the penalties outlined below:
 - A. **Housing - Withdrawal or Non-Enrollment:** Requests for cancellation of the housing agreement by students who withdraw or will not be enrolled must be received in writing. Students who withdraw from the University or do not enroll will be assessed the following amounts:
 - 1) **Payment for time checked into your assignment until cancelled or released.***
 - 2) **Assessed a cancellation penalty of \$500.00.**
 - B. **Housing - Release from Agreement:** Requests for release from the Agreement while maintaining enrollment must be made in writing to the Department of Housing and Residential Life. Approved requests will be assessed the following amounts:

Fall Semester Related Cancellations Prior to May 31, 2024:

- 1) **Assessed a cancellation penalty of \$500.00.**

After May 31, 2024:

- 1) **Remain responsible for fall semester housing charges unless the vacancy created by the cancellation can be filled by another qualifying University student (e.g. NEW applicant), thereby reducing the number of available spaces on campus.**
- 2) **Assessed a \$500.00 cancellation penalty when and if the fall semester housing charges are credited.**
- 3) **Payment for time checked into your assignment until cancelled or released.***

Spring Semester Related Cancellations Prior to December 1, 2024:

- 1) **Assessed a cancellation penalty of \$500.00.**

After December 1, 2024:

- 1) **Remain responsible for spring semester housing charges unless the vacancy created by the cancellation can be filled by another qualifying University student (e.g. NEW applicant), thereby reducing the number of available spaces on campus.**
- 2) **Assessed a \$500.00 cancellation penalty when and if the spring semester housing charges are credited.**
- 3) **Payment for time checked into your assignment until cancelled or released.***

* Charges begin with the first day of housing availability as stated in the University undergraduate calendar through the end of the week the student's agreement is cancelled and the student has checked out of their room as well as turned in room/apartment temporary Onity / CS-Gold key cards to the reception desk.

5. **‘Cane Card I.D. Cards and Access Utilization.** ‘Cane Cards are issued for personal use only and may not be altered, borrowed, sold or reassigned in any manner. Additionally, resident students may not provide access to their room/apartment to anyone utilizing their MobileID app (where applicable) and it is solely for their secondary utilization for access other than their Cane Card. Failure to present your ‘Cane Card when requested by a University official and/or misuse of ‘Cane Card in University housing will result in a \$25.00 administrative charge and may subject the student to disciplinary action.
6. **Registration.** The student signing this agreement states that they have been admitted and will be formally enrolled and registered at the University as a full-time, degree seeking undergraduate student. Failure of the student signing this agreement to register as a full-time student with the University by end of the University add/drop period each semester shall be considered a material breach of this agreement and the University may, at its sole option, terminate this agreement. Written notice shall be given to the student stating when the premises shall be vacated upon such termination. Students who fail to enroll shall be responsible for payment of the entire amount of the housing agreement (except as provided in section 4).
7. **Assignments.** While every attempt is made to accommodate student preferences for room assignments, the University reserves the right to assign or to change an assignment to a location different from that assigned and different from that where a student may be residing. In all matters pertaining to assignments, consolidations, cancellations, terminations, forfeitures, agreement releases, and refunds, the decision of the Director of Housing Technology and Occupancy Management (or designee) is final; this includes medical or other public health circumstances as well as other emergency situations.
8. **Departure.** When students move out of University housing, they must check out through the reception desk in their residential area and remove all of their personal belongings or alternatively, the student can also utilize the “Express Checkout” process in the Housing Portal, if available. Students who do not return temporary Onity/CS-Gold key cards will be assessed a replacement card charge. Failure to properly checkout will also result in a \$100.00 fine. Students who do not depart by established check-out date and time will be assessed a late check-out fine of \$100.00 per day. The student is responsible for any and all damage to the room. Transcripts and diplomas shall not be released until any damage or other assessments have been paid.
9. **Regulations.** Please refer to the Department of Housing and Residential Life website: www.miami.edu/housing. Students who do not follow the regulations contained in this website as well as the additional publications referenced in the first paragraph of these Terms and Conditions may be fined. Please refer to the University of Miami Student Rights and Responsibilities Handbook for specific fine amounts. Referral for disciplinary action is also possible. Damage charges will be assessed against the individual responsible. If individual responsibility for damages, over and above normal wear and tear, cannot be identified as to the person or persons responsible, then the students assigned to the damaged room and/or area will be assessed equally. Students are not permitted to paint their room or repair damaged University property. All damaged University property must be reported to the appropriate reception desk, which will make arrangements for necessary repairs, and assess charges when appropriate.
10. **Violation of policies.** If a student is found to be in violation of any University policy as specified in the aforementioned publications, the University and the Department of Housing and Residential Life reserves the right to change the student’s accommodation or to terminate this agreement. The University and the Department of Housing and Residential Life also reserve the right to terminate housing and/or prohibit future housing for students whose actions are not in the best interests of other students or the University, including medical or other public health circumstances as well as other emergency situations at the University’s sole discretion
11. **Damages/Personal Property Insurance.** The University is not liable for loss or damage to property caused by fire, rain, windstorm, hurricane, theft or vandalism, or other act of God or casualty or any causes beyond the control of the University. The University shall not be liable for damages caused by failure to maintain or repair the building, unless it has failed to make necessary repairs or maintenance within a reasonable time after notification to the Physical Plant/ Facilities Administration Department for need of such repairs. **Personal property insurance is strongly recommended and is available from GradGuard**, a service of Next Generation Insurance Group. Renters insurance from GradGuard is designed specifically for college students and provides valuable protection if a student’s personal belongings are stolen or damaged by a covered peril, including laptop computers, smart phones, bicycles, game consoles, textbooks, clothing and other items as provided in the policy. Renters insurance may provide coverage for unintentional damage to the student’s residence or bodily injury to others for which the student is legally liable, within the residence premises.
12. **Hurricanes.** When a tropical storm or hurricane is expected to make landfall near the Coral Gables campus, the University will determine whether residential students may shelter in place within campus housing or if a full evacuation will be required. This decision will be based on the forecasted strength and severity of the storm. University Village residents will be required to vacate University Village and relocate during the storm if the forecast or potential intensity is a category 1 or 2 hurricane. If the UV resident is unable to relocate, the University will provide a space for them during the storm. If the forecast or potential intensity of the storm is category 3 or higher, all residential students will be required to evacuate campus. Detailed relocation procedures will be communicated to students in advance, including information on preparation and designated relocation site.
13. **Nondiscrimination.** It is the policy of the University of Miami that no person within the jurisdiction thereof shall, on the basis of race, religion, color, sex, age, disability, sexual orientation, gender identity or expression, veteran status, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination or harassment (including all forms of sexual harassment and sexual violence) under any program or activity of the University, regardless of whether such program or activity occurs on-campus or off-campus.
14. **Choice of Law and Venue.** This agreement shall be governed by the laws of the State of Florida, without giving effect to its conflict of law provisions. Any dispute under this Agreement shall be heard in a court of competent jurisdiction located in Miami- Dade County, Florida.