

HOUSING CONTRACT TERMS AND CONDITIONS

1. GENERAL: The University grants to the Student the personal right, license and privilege to occupy and use an assigned accommodation in University housing together with at least a bed, desk, dresser and chair situated therein on the date the Student takes possession of the accommodation, subject to the terms and conditions set forth in this Contract (including those terms and conditions specified on page one).
2. IMMUNIZATION STANDARDS: The University requires all students entering the University to show proof of immunization. A failure to meet immunization requirements may prevent the Student from checking in and/or being asked to vacate housing.
3. CANCELLATION OF CONTRACT AND HOUSING CANCELLATION FEE: Students should notify Housing Services on or before May 1, 2026 if they wish to cancel their housing contract. After May 1, 2026, you are not permitted to cancel unless you receive approval from Housing Services (e.g., in the case you have withdrawn from summer courses), and any approved cancellations will be subject to your payment of a \$200 Housing Cancellation Fee as well as the applicable prorated charges for the period of occupancy (beginning May 9, 2026 for Spring Semester 2026 campus housing students who have elected Summer Session 1 campus housing assignments). If you are not permitted to cancel this Contract, you understand that you are liable and responsible for payment of your assigned room charges for the summer session(s) for which you applied.
4. SMOKE-FREE LIVING POLICY: By University policy, the smoking of tobacco products (or any other substance, such as e-cigarettes and vaping) is prohibited in University buildings, including campus housing. Residents are responsible for ensuring that any violation of this policy is reported to the proper University authorities.
5. VACANCIES: The University has the right to assign an occupant to any vacant space in campus housing. When vacancies occur during the term of this Contract in a multiple-occupant accommodation, the vacant set of furniture must be kept clear of personal belongings. At the discretion of Housing Services and based on availability, the Student may request to be given the option to pay for the vacancy and reduce the occupancy of the room. During the period of reduced occupancy, the room furnishings must remain in place and become the responsibility of the remaining occupant(s).
6. KEYS: All keys issued to the Student by Housing Services are the property of the University and cannot be exchanged with or given to another person. If the Student departs prior to the end of the term of this Contract, the Student must return all keys, including Student ID card access, to Housing Services within 24 hours of vacating their assigned space or a fee (as published by Housing Services) will be assessed to cover costs of a lock change and key replacements. Students may not duplicate residential keys under any circumstances.
7. HOUSEKEEPING: The University will provide daily bathroom cleaning for all communal bathroom facilities and public areas of the residence halls. Students residing in semi-suite style rooms, suites, apartments, or other accommodations with private bathrooms are responsible for cleaning their own bathrooms. (See Housing Services website for details.)
8. COOKING: The University provides working kitchens in all apartments and house accommodations. Public kitchen facilities are provided in select residence halls. In all other areas, cooking is only permitted with a University-approved MicroFridge or similar microwave unit.
9. SPECIAL NEED: Medical or special housing accommodations, or the need to alter this Contract for medical or disability reasons will be evaluated by the Office of Disability Resources professional staff. To begin this process, visit <https://www.cmu.edu/disability-resources/students/obtaining-accommodations.html>.
10. AIR CONDITIONERS: Only a student with documented medical necessity, approved by the University's medical accommodation process, will be authorized to have an air conditioner in their room. Students with medical accommodations on file will be placed in an air-conditioned room. Accommodations received mid-session will be prioritized for a room change to an air-conditioned space. Any necessary window units must be provided, installed, and removed by Housing Services' personnel. Refer to the Accommodations Policy: <https://www.cmu.edu/housing/resident-services/special-accommodations.html>.
11. PROHIBITED USES AND ACTIVITIES: None of the following are permitted in student accommodations: water beds, refrigerators larger than 4.3 cubic feet, unauthorized air conditioners, unauthorized home-constructed loft units, unauthorized animals, exterior radio/television aerials, controlled substances, ammunition or other explosives, firearms or other weapons, and highly combustible substances. View a list of common prohibited items on the Housing Services website. Additionally, the operation of any business venture within the accommodation is expressly prohibited. Students interested in seeking exceptions to this policy may contact Housing Services.
12. UNIVERSITY RIGHT OF ENTRY: The University reserves the right for authorized representatives of the University to enter an accommodation at any time to plan or perform maintenance, in an emergency or whenever the University's policies, rules, or regulations require or authorize such entrance. Such an entrance may occur unannounced and/or without notice.
13. FURNITURE: University-provided furniture, window screens (in buildings where they are provided), and other University furnishings are not to be removed from their assigned locations. Except as otherwise specified in this Contract, non-University furnishings must be removed from the accommodation at the earlier of the close of the relevant summer session(s) or when the Student leaves the University or campus housing. The University will not be responsible for furniture or other personal property left in an accommodation (see PERSONAL PROPERTY below).
14. RESIDENCE HALL DAMAGE; RENTERS INSURANCE: The Student is responsible for all damage in the assigned Residence Hall or loss of furniture or equipment therein caused directly or indirectly by the Student's negligent or intentional acts or omissions (including injury or damage caused by the Student's defective property) and will be charged for the cost of any resulting repairs and/or replacements and/or custodial services not normally provided. The Student is responsible and liable for, and shall hold the University harmless from, any and all injury and damage to persons and property caused by, directly or indirectly, any animal under the custody, care, and/or control of the Student, including but not limited to pets, service animals, and/or emotional support animals, and without regard to whether the animal was approved or permitted by the University. The Student is also responsible for leaving the assigned area in reasonably clean condition (broom swept with no articles of any kind left remaining in the accommodation) at the conclusion of occupancy. The University reserves the right to charge the Student a fee for custodial services not normally provided in the event that the assigned area is not left in a reasonably clean condition, free of articles. Further, unless responsible individual(s) are held accountable, each Student in the Residence Hall is jointly responsible for and will be charged a prorated share of the cost of any loss or damage from any cause to the public and semi-public areas of their Residence Hall (excluding ordinary wear and tear). Students are strongly encouraged to purchase renters insurance for college students to assist the Student in paying for any associated charges for any renters insurance insured losses or damages to property caused by the Student's acts or omissions.
15. PERSONAL PROPERTY; RENTERS INSURANCE: The Student is responsible and liable for, and shall hold the University harmless from, any and all injury and damage to persons or property caused, directly or indirectly, by the Student's negligent or intentional acts or omissions (including injury or damage caused by Student's defective property). The Student is responsible and liable for insuring the Student's own personal property, including for losses due to fire, smoke, water and theft. The University is not responsible or liable for any loss or damage to the Student's personal property and does not provide any property or liability insurance coverage for Student's benefit. Students are strongly encouraged to purchase renters insurance for college students to assist the Student in paying for the repair or replacement of any of the Student's renters insurance insured belongings. The University reserves the right to store at no liability for a limited period of time (for a period not to exceed 90 days), discard or donate personal property or any other belongings remaining in an accommodation after the accommodation has been assigned to another student or has not been vacated by a prescribed time. The University reserves the right to charge the Student a fee for any storage of personal property or other belongings provided by it.
16. RULES AND REGULATIONS: The Student must comply with the rules and regulations of the Residence Hall in which he/she resides and the University, which are now or hereafter in effect. These rules and regulations are specifically made part of this Contract by reference. The rights, licenses, and privileges granted in this Contract are subject to such additional rules and regulations governing the conduct of occupants of specific Residence Hall areas which are promulgated by the University and/or University-recognized student government groups. Violation of such rules and regulations or the terms of this Contract may result in whatever disciplinary and punitive action the University believes is reasonable and warranted, including immediate cancellation of this Contract and removal of the Student from campus housing.
17. ELECTRONIC SIGNATURE: The Student's submission and signature of this Contract takes place online and involves an electronic signature via authentication using the University's WEB Initial Sign-on protocol. The electronic signature serves as the Student's official signature to this Contract and is kept on file by Housing Services.
18. STATEMENT OF ASSURANCE: The University does not discriminate in admission, employment, or administration of its programs or activities on the basis of race, color, national origin, sex, disability, age, sexual orientation, gender identity, pregnancy or related condition, family status, marital status, parent status, religion, ancestry, veteran status, or genetic information. Furthermore, the University does not discriminate and is required not to discriminate in violation of federal, state, or local laws or executive orders.

For more information, please refer to "Policies" section of the Housing website (<https://www.cmu.edu/housing/resident-services/policies.html>)