
Student Housing Contract

2026-2027 Terms & Conditions

This student housing contract is a binding legal agreement between the student, hereinafter called "Student" or "the Student" and Rowan University, hereinafter called "University" or "the University". The following terms and conditions constitute the contract and are effective as of the date a housing application is submitted and when the University assigns the student to a bed space in University housing. **This contract is valid for the entire academic year and is not transferable.** This contract covers all student housing owned or leased and operated by the University, as well as student housing provided for the benefit of University students by third parties ("Affiliated housing") located at:

1. Holly Pointe Commons through applicable agreements with Provident Group- Rowan Properties, LLC and Michaels Student Management, LLC,
2. 220 Rowan Boulevard through applicable agreements with Glassboro Mixed-Use Urban Renewal, LLC,
3. 223 West High Street and 230 Victoria Street through applicable agreements with Glassboro A3 Urban Renewal, LLC, and
4. 114 Victoria Street and 57 North Main Street through applicable agreements with Glassboro A4 Urban Renewal,

LLC. Any reference in this contract to University housing or student housing shall also include Affiliated housing unless otherwise specified.

Provident Group- Rowan Properties, LLC, Michaels Student Management, LLC, Glassboro Mixed-Use Urban Renewal, LLC, Glassboro A3 Urban Renewal, LLC, Glassboro A4 Urban Renewal, LLC, and their successors or assigns (each a "Provider" and collectively, the "Providers") shall have all rights and remedies of the University and the ability to enforce this contract concerning Affiliated housing.

Term of Contract

The term of this contract is for the entire academic year. The contract commences with the opening of the student housing for the fall semester and it terminates upon the closure of the student housing at the end of the fall or spring semester, as applicable, based upon the Student's enrollment status for the spring semester. Student acknowledges that neither University housing nor Affiliated housing constitute, nor are either intended to be, a full-time residence for Student.

Period of Student Housing

1. **Schedule:** The University will furnish the Student with an assigned bed space within a University housing facility during the academic year according to the following schedule.
 - a. Opening of Residences for First-Year Students - Wednesday, August 26, 2026 (or earlier when approved).
 - b. Opening of Residences for All Other Residents - Saturday, August 29, 2026 (or when approved for check-in).
 - c. Closing for Winter Break- Friday, December 18, 2026.
 - d. Opening of Residences for Spring Semester- Saturday, January 16, 2027 (or earlier when approved).
 - e. Closure of Residences (except graduating Seniors and other approved students) - Friday, May 7, 2027.
 - f. Closure of Residences for Seniors (and other approved students) - Friday, May 14, 2027.
2. **Winter Break:**
 - a. Apartments and residence halls will close during Winter Break, resulting in reduced building services such as housekeeping maintenance and reduced RLUH staffing, and it is expected that most residents will leave campus. However, students are permitted to remain in their fall housing assignment over the break, providing they are enrolled for the Spring term. Residents must submit their Winter Break Housing Intention Registration, indicating the dates they will remain in their housing assignment during the Winter Break. **Students residing in winter break housing are prohibited from having guests.**

3. Summer Break Occupancy at Certain Affiliated Housing:
 - a. The period between spring and fall semesters, "summer break," is not a regular period of residence and is not covered by the normal fees paid for University housing under this contract.
 - b. Students who wish to remain in residence during the summer break period beyond the closing date indicated must apply for summer housing and pay any separate fees for this period of residence that may be required. Summer break housing is limited to designated housing. Students must move out of their summer assignment at the conclusion of the Summer Housing Program. If they have a fall housing assignment, there may be an option to transition to fall housing if it is available for occupancy. If a summer resident does not have a fall housing assignment, they must move off-campus at the conclusion of the Summer Housing Program.
4. Failure to Take Occupancy:
 - a. The Student agrees to take possession of the assigned bed space within two business days of the opening of the residences. If Student fails to take possession of the assigned bed space within this period, or notify the University of any delay with appropriate documentation of the reason for the delay, the Student will forfeit their reserved housing space.
 - b. If Student fails to take possession the University may, at its discretion, terminate the contract, or continue the contract as well as charge the Student according to the payment terms of the contract. Student shall be liable for payment of room and board fees until the University has waived such liability in writing. Failure to take occupancy does not relieve the Student of the obligation to pay fees for the assigned bed space under the terms of this contract.
 - c. The higher cancellation fee will be assessed, and the Student agrees that this is reasonable.
5. Failure to Vacate Space: If the Student vacates their assigned room later than required under the period of occupancy specified in this contract or as otherwise agreed between the University and the Student, a minimum \$150.00 per day liquidated damages fee will apply. The Student acknowledges that this fee is reasonable and appropriate, and agrees to pay this fee.

Eligibility

The Student must be an enrolled student at Rowan University, in the School of Osteopathic Medicine (SOM), the Schreiber School of Veterinary Medicine (SSVM), or a Rowan Choice program participant enrolled at Rowan College of South Jersey (RCSJ). Full-time University employees are not eligible for University housing, even if enrolled in coursework. While students do not need to be enrolled full-time to have on-campus housing, they are advised to consult with Financial Aid to determine the feasibility and aid implications of on-campus housing. Other persons may be housed in University housing in exceptional circumstances at the sole discretion of the University (and further subject to approval by the Provider for Affiliated housing). However, the Student shall be obligated, whether enrolled or not, to pay the University in accordance with the payment provisions of this contract.

Release and Sharing of Student Education Records

Access to the Student's education records and directory information is regulated by the Family Educational Rights and Privacy Act (FERPA- 20 U.S.C. § 1232g; 34 CFR Part 99) as well as the Internal Revenue Code (26 U.S.C. § 152). The Student's education records, including, but not limited to, records pertaining to enrollment, attendance, grades, financial aid and other financial information, as well as housing, disciplinary and student conduct matters may not be released without the written consent of the Student.

1. Affiliated Housing Residents: If the student is assigned to or occupies a bed space at Affiliated housing, the Student hereby consents and expressly authorizes the University, and Rowan College of South Jersey as applicable, to share with and release to applicable Provider, the following education records:
 - a. The Student's housing assignment information.
 - b. The Student's payment information, financial aid, account status, mailing address, collection information and other financial information.
 - c. The Student's enrollment and registration status including any change to that status.
 - d. Any other information necessary, as determined by the University at its sole discretion, related to the effective management of the housing facility, which may include information regarding disciplinary and student conduct matters.

2. Rowan Choice Program Participants: If the student is a participant in the Rowan Choice program between the University and Rowan College of South Jersey, the Student hereby consents and expressly authorizes the University and Rowan College of South Jersey to release and share the following education records with and between each other:
 - a. The Student's housing assignment information.
 - b. The Student's payment information, financial aid, account status, collection information and other financial information.
 - c. The Student's enrollment and registration status including any change to that status.
 - d. Any other information necessary to share, as determined by the University and/or RCSJ as applicable, at their sole discretion, related to the effective management of the housing facility.
 - e. Information regarding disciplinary and student conduct matters.

Assignment and Use of Space

1. **Preferences Not Guaranteed:** The University will endeavor to assign the Student to a student housing space that meets the Student's preference(s), but cannot guarantee the Student will receive a specific building, room type, or roommate assignment. The University does not guarantee the availability of any particular room type, occupancy type, amenity, or other feature. The availability and timeliness of the Student's request may affect the University's ability to assign the Student to a particular space. The Student shall be responsible for all charges incurred for the assigned room.
2. **Changes to Assignments:** The University maintains the right to assign or reassign the Student to any University housing space that is available and to initiate adjustments to the room rate based on the actual room assigned.
 - a. The Student may submit a Room Change Request in accordance with established policies. The University will seek to accommodate the request to the best of its ability. Room Change Requests are normally granted in the order they are received, however, they are not guaranteed and the University reserves the right to prioritize requests based on need as determined by the University at its sole discretion. In addition, room changes may be limited by the availability of the requested bed space, the timeliness of the Student's request, and other factors.
 - b. The Student may be reassigned with reasonable notice, with or without the Student's permission, to any available bed space when the University, at its sole discretion, determines that reassignment is necessary to accommodate new applicants, complete necessary maintenance or repairs, resolve roommate conflicts, or for any other legitimate purpose associated with the effective management of University housing.
 - c. The University maintains the right to reassign the Student without prior notice, to an on- or off-campus housing facility, in the event of an actual or impending natural disaster or other condition involving the health, safety and/or well-being of the Student and/or others, which would reasonably justify such a relocation.
 - d. For residents in Nexus Communities (220 Rowan Boulevard, 114 Victoria, 57 N. Main, 223 High, 230 Victoria): Occupancy changes out of a Nexus-owned community or contract release requests will require approval from designated officials.
3. **Medical and Disability Accommodations:** If the Student has a need for modified housing accommodations related to a medical condition or disability, the Student will provide supporting documentation to the University for review and determination of the most appropriate assignment to meet the Student's needs. The University will provide reasonable accommodations, subject to availability at the time the documentation is submitted to the University and consistent with applicable law. Documentation should be submitted as soon as possible following the submission of a housing application or when the medical condition or disability becomes known to the student. It is understood that the Student's failure to provide documentation in a timely manner may limit the ability of the University to provide accommodations. Student is expected to adhere to all deadlines set forth by the University and work with the Office of Accessibility Services to renew their accommodations annually. Furthermore, the student is responsible for any increased costs incurred for the accommodation.
4. **Affordability:** While affordability is an important factor in student housing, students are not guaranteed to be assigned to a room at the lowest price point, even when requested, when demand for such a space exceeds availability, or when other preferences noted in the application indicate an assignment to more expensive housing is appropriate to accommodate the Student's preferences. The Student agrees to accept an assignment to the space assigned, and to

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make payment according to the published rate for the assigned room. The Student must communicate any concerns about, or problems related to, the affordability of the assigned space and address those concerns prior to move-in.

5. Pending Applications and Wait Lists: When a student submits an application for University housing, they will be placed on a wait list. If a Student is no longer interested in remaining on a waitlist for university housing, it is the responsibility of the Student to cancel the housing application prior to being assigned a space. If the University assigns a space to a student on a wait list, the Student will be responsible for following established cancellation policies and paying any applicable fees based on the date the Student submits the request to cancel.
6. Community Living: University housing is a community living environment in which students are assigned a bed space within a designated room, suite, or apartment, which may include one or more roommates in a shared bedroom, suite, or in an apartment. Although rare, students in shared rooms may not have a roommate during a portion of the contract period. In such instances, a new roommate(s) may be assigned at any time, with or without advance notification. The Student agrees not to occupy or store personal belongings in vacant spaces and to welcome a new roommate(s) when assigned. The Student may not interfere with the reasonable use and enjoyment of spaces assigned to others. Failure to respect the rights of others may result in relocation of the Student or the loss of the Student's eligibility to live in University housing, including termination of the Student's contract.
7. Animals in Residences: Pets other than fish in a ten (10) gallon or smaller aquarium are not permitted. Students with an approved disability-related accommodation will be permitted to keep their designated service or comfort animal(s) in their residence, and agree that they will comply with applicable University policies related to the care and handling of their animal(s). The student will be financially responsible for the repair, replacement, or renewal of a residential space and furnishings within, as a direct result of the presence or behavior of an animal. The Student may be assigned to a bed space in a residence hall, room, suite, or apartment where another student has a service or comfort animal approved to live with them in compliance with applicable laws. The student agrees to accept the presence of such an animal except where the student has a medical or other condition, which makes the presence of the animal in their living space incompatible with their own health. In such cases, the Student will provide supporting documentation to validate that condition and will comply with University policies governing such support or comfort animals.
8. Unauthorized Moves: The Student may not move from their assigned bed space to another bed space without prior written approval from the University. Student shall be charged an administrative fine of \$250. The Student acknowledges that this fee is reasonable and appropriate, and agrees to pay this fee. Unauthorized moves may result in the Student being required to return to the original assignment, denial of the opportunity to participate in any other room change, termination of the housing contract, denial of future housing, and/or disciplinary action.
9. Use Restriction: The assigned space is for student housing purposes only and may not be used in any other manner. Activities of a business or commercial nature are not permitted. The Student shall not pursue any business, commercial activity, or other activities for financial gain in their room/apartment, or on the premises. The Student may not inscribe or affix any sign, advertisement, or notice on any part of the inside or outside of the student housing. Furthermore, in accordance with the University's protection of minors policy, students may not babysit or care for minors in their residence hall or apartment. This applies to students with children or temporary babysitting, whether paid or unpaid.
10. No Assignment or Sublicense: Student may not assign their rights under this housing contract or sublicense any University housing to any other person.

Meal Plan

If the Student is a first-year or is assigned to a residence hall space with no kitchen facility in the assigned unit, the student will purchase an approved meal plan through the University dining service in accordance with applicable policies.

Entry to Student Rooms

1. The Student's residence may be entered by University or Provider authorized personnel under the following circumstances:
 - a. In an emergency, as determined by University or Provider.
 - b. Upon 24 hours written notice unless the Student gives consent for earlier entrance. Written notice for this purpose may be given by an email to the Student's Rowan email account or by a sign posted to the door of the Student's room, suite or apartment.
 - c. To conduct necessary or agreed upon inspections, inventory, repairs/maintenance, alterations, or

improvements, routine pest control activities, or supply services required to maintain the residence. The University or Provider will endeavor to provide a minimum of 24 hours written notice when entry for these purposes is necessary, but such advance notice shall not be required when the University or Provider deems earlier entry is necessary or notice is impractical.

- d. When the University or Provider has a reasonable suspicion that criminal activity or violations of University or Provider policies are occurring/or have occurred and entry is necessary to search for evidence or persons related to the criminal or unauthorized activity.
- e. When Student has abandoned or surrendered the student housing assignment.
- f. For any other reason permitted or required by law.

Guests and Visitors

1. **Guest Definition:** A guest is any person who is not a Student assigned to the room or building or a member of the staff performing their duties.
2. **Permission:** The Student is permitted to entertain guests in the assigned room consistent with the roommate agreement for their room/suite/apartment. Guests may not be hosted over the objection of roommates. The University, Provider, and/or any affected student/roommate/suitemate may request a visitor to leave for disruptive behavior or pursuant to University or Provider policies. Cohabitation is not permitted and a guest's presence may not become a de-facto sublicense of the space due to frequency or duration of their stay.
3. **Hours:** When guests will remain overnight, the Student agrees to obtain the permission of their roommate(s).
4. **Restriction of Days:** The Student will not provide housing to visitors for more than two (2) consecutive days without prior written permission from the University. Visitation for more than two (2) consecutive days without permission may result in disciplinary action.
5. **Security:** Guests must be met at the entrance doors to the building. Doors may not be propped open at any time.
6. **Identification:** Guests must carry valid photo identification and provide this to University or Provider personnel upon request.
7. **Minor Guests:** In accordance with the University's protection of minors policy, students may not babysit or care for minors in their residence hall or apartment. This applies to students with children or temporary babysitting, whether paid or unpaid.
8. **Guest Responsibility:** The Student agrees to inform guests of University and Provider policies and to accept responsibility for the behavior of any guest(s) including financial liability for any damages resulting from the actions of any guest(s). The student also agrees to remain with and escort their guest inside the housing facilities throughout their visit.
9. **Banned Guests:** Persons who have been banned from University housing due to breaches of the contract or student disciplinary action may not stay in any University housing as a guest or visitor.
10. Guests may not sleep in lounges or other common areas of housing facilities.

Maintenance, Housekeeping, and Furniture

1. **Utilities and Services:** The University or Provider agrees to provide electricity, water, and refuse disposal service. However, the University or Provider shall not be liable for failure to provide any of these services when such failure is caused by conditions beyond the control of the University or Provider.
 - a. Charges for utility services and normal wear-and-tear are included in the housing rate.
 - b. In University or Provider housing, wherein students can control HVAC via thermostat, students agree to operate the HVAC system as it is designed and intended; specifically, if the HVAC system is "on" in cooling or heating mode, all windows of the living space must be closed. Operating HVAC systems with windows open in the space will negatively impact the lifespan, efficiency, and overall operation of the system, and could also promote excessive moisture on wall surfaces and the potential growth of mold. Also, where applicable, during routine operation of the HVAC system, the setting for the fan operation on the thermostat should be kept in the position of "auto", rather than "on".
2. **Cleaning and Housekeeping:** The University agrees to provide cleaning services for the public areas of each residence hall and apartment facility.
 - a. The Student is responsible for the cleaning of their individual room. Students assigned to Mimosa,

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- Evergreen, Mullica, or Affiliated housing are jointly responsible for cleaning their bathroom with their suitemates.
- b. Students in shared suites or apartments are jointly responsible for cleaning the shared spaces within their suite or apartment.
 - c. The Student agrees to keep the Student's living space in a clean, safe, and sanitary condition and, upon expiration or termination of the housing contract, to leave the space in a clean and orderly condition.
 - d. The student is prohibited from hiring a private housekeeping vendor or entity to clean or maintain their residence.
 - e. Failure to maintain a clean, safe, and sanitary living space may result in termination of this contract, denial of future housing, and charges of any costs incurred by the University or Provider.
3. **Maintenance:** The University or Provider will maintain all physical structures, lighting fixtures, blinds, carpet, painting, and furnishings. However, unusual or excessive damage to these items deemed not typical wear and tear, as determined by University or Provider, will result in damage charges to the Student.
- a. The Student accepts responsibility for promptly notifying the University or Provider of all conditions that require repair. University or Provider personnel will perform or arrange for all necessary repairs or maintenance. If failure to notify the University or Provider of a maintenance need results in property damage, residents may be held financially responsible for the repair of that damage.
 - b. The Student agrees to bear the cost of the repair of any damage to or restoration of the building, equipment, or furnishings resulting from neglect or willful act of the Student or the Student's guests.
 - c. The Student may not perform or arrange for others to perform any repairs to damages or any corrections of deficiencies in the premises whether during the Student's occupancy or upon the termination of occupancy. The foregoing shall not limit the Student's right to request that the University or Provider repair damage, correct deficiencies, or otherwise service the premises during the contract term.
 - d. The Student shall make no alterations, improvements, or additions to the premises without prior written approval of the University or Provider. The Student is responsible for the cost of the removal by the University or Provider of any additions or improvements and returning the premises to their original condition.
4. **Furniture and appliances:** The University or Provider will provide appropriate furniture and appliances for the Student's assigned bed space and common areas.
- a. The Student may not add any furniture or appliances, which would obstruct an exit path, door or window, interfere with the use of shared spaces by other students, or create any safety or other hazard.
 - b. Bunk beds and lofted beds are neither permitted nor offered by the University at the request of residents. There are rare occurrences when the University or Provider will install a loft or bunk beds on a temporary basis, intended to be removed as soon as it is no longer necessary. Students are also prohibited from attempting to bunk or loft their beds on their own using unapproved materials.
 - c. Furniture may not be removed without the prior written approval from the University or Provider.
 - d. Only refrigerators provided by the University or its approved vendor are permitted in traditional residence halls and Nexus Affiliated Housing, unless a documented need for an accommodation is approved by the University
5. **Keys and Lockouts:**
- a. The University or Provider will provide key(s) or an access card/fob to each student. The Student will not duplicate any University or Provider key or access card/fob and will not allow any University or Provider key or access card/fob to be used by anyone else. The Student agrees to be responsible for replacement costs and re-keying of the locks or entry system in accordance with University or Provider policies in the event that any University or Provider key or access card/fob becomes lost, damaged, or stolen.
 - b. The Student must carry keys or an access card/fob and ensure that their door is secured at all times.
 - c. The Student acknowledges the security significance of maintaining control of their key and access card/fob and agrees to promptly notify the University and/or Provider in any event when a key or access/fob becomes lost or is missing and unaccounted for.
 - d. The Student will not alter any lock. All keys/fobs are to be returned at the end of occupancy.

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6. Insects and other Pests: The Student agrees to report the presence of any insects or other pests, particularly any suspected bed bugs, in a timely manner.
7. Mold: Mold occurs naturally in the environment. The Student is required to take steps to control the growth of mold and mildew by keeping the premises clean, well-ventilated, and dry, particularly when operating University or Provider HVAC systems, showering, bathing, or washing dishes or clothes. The Student is required to notify the University or Provider immediately of the alleged presence of mold or the existence of water leakage or overflow in the premises.
8. Common Areas: The Student agrees to leave the common areas of all housing facilities, including kitchens, eating areas, lounges and restrooms, in a clean and orderly fashion after using said facilities. The Student(s) may be held jointly and individually liable for loss or damage to said facilities.
9. Parking: Parking is not included in the housing contract or housing rate. Students possessing any motor vehicle agree to pay all applicable parking fees and to abide by parking regulations.
10. Construction: Construction and/or remodeling or repair of buildings on the campus and in the vicinity of the housing facilities is scheduled on an ongoing basis and may occur during the Student's contract term. Construction is expected to occur during normal daytime working hours, but will result in disturbances and disruptions, including, but not limited to, increased noise and dust in the area surrounding the residential facilities. There may also be both planned and unplanned utility shutdowns in the housing facilities. By agreeing to these terms and conditions, Student agrees that the Student has been advised of said conditions, and acknowledges that there will be disturbances and disruptions resulting from these conditions and has agreed to accept such.
11. The student may not make any changes or modifications to the structure, furniture, fixtures, or appliances of the living unit unless specifically authorized in writing by the University or Provider.

Liability and Insurance

1. The University and Provider assume no responsibility for and are not liable for any loss or damage to the Student's personal property or for injury to the Student or their guests.
2. Insurance: The University and Provider do not provide insurance to the Student. The University strongly recommends that the Student find an insurance model that best meets their needs. The University has a partnership with GradGuard and information is available in MyHousing.
3. The Student is individually liable for loss and/or damage to the assigned housing and its furnishings; and will be held individually and jointly liable along with other occupants for damage to the entire building, not just the Student's living space, in accordance with University or Provider policies unless proof of individual responsibility is made.
4. The University or Provider shall not be liable for any failure of water, electricity or utility or service, nor shall the University or Provider be liable for any latent or patent defect in the building. The University or Provider shall not be liable for the presence of insects, pests, or vermin, if any, nor shall their presence in any way affect this contract.

Policies, Rules, and Regulations

1. Student Responsibilities:
 - a. The Student agrees to respect the rights, privileges, and property of other members of the University community and visitors to the campus.
 - b. Students are responsible for being aware of and in compliance with all University policies, rules, and regulations that apply to them. The Student acknowledges this expectation and agrees to comply with all University policies, rules, and regulations regarding student conduct and all applicable federal, state, and local laws.
 - c. Students occupying Affiliated housing are also responsible for being aware of and in compliance with all Provider policies, rules, and regulations that apply to them. The Student acknowledges this expectation and agrees to comply with all Provider policies, rules, and regulations concerning Affiliated housing.
2. Minors: In accordance with the University's protection of minors policy, students may not babysit or care for minors in their residence hall or apartment. This applies to students with children or temporary babysitting, whether paid or unpaid.
3. Policies Published Online: The policies of the University are published online via the University website. The Student acknowledges that these policies are published and available for review, and specifically that the policies published online regarding student behavior and student housing constitute a part of this contract. The rules, regulations and policies of Provider shall be posted at the Affiliated housing. The Student further agrees to comply with these policies

as a condition of this contract.

4. **Prohibited Items:** Certain items are prohibited to bring into, store or possess in University housing for health and safety reasons. Specific prohibited items are detailed in the policy published online. The Student agrees not to bring these items into any student housing facility.
5. **Smoke-free Environment:** In accordance with the University policy for a smoke-and-tobacco free environment, all University housing facilities are smoke-free. Smoking, including the use of vaporizers ore-cigarettes, is prohibited in all University housing facilities, including student rooms, suites, apartments, community rooms, restrooms, lounges, and common areas. The Student agrees to comply with this policy.
6. **Violations:** Violations of these rules and regulations by the Student may become the basis for disciplinary action against the Student, which may include termination of the contract, financial liability, and may impact future eligibility for University housing. In addition, administrative fines for violations are established within the published policy. The Student acknowledges these policies and agrees to comply with them as a condition of this contract.
7. **Official Communications Via Rowan E-mail:** The University or Rowan College at South Jersey e-mail account provided to the Student will be considered the official means of communication with the Student. In order to communicate necessary housing business, the Student is expected to check their e-mail account on a regular basis. The Student will be responsible for all information sent to the University e-mail account. Furthermore, the Student is expected to regularly update personal contact information (address, phone and emergency contacts) on record with the University.

Termination, Cancellation, and Suspension of Contract

1. **Termination by University:** This contract and all rights of occupancy hereby conferred may be terminated by the University under the following circumstances:
 - a. Without cause, given written 14 days' notice.
 - b. Given written 48 hours' notice if the Student:
 - i. Vacates the assigned student housing unit without prior approval.
 - ii. Repeatedly interferes with the rights of other students.
 - iii. Is responsible for repeated damages to the premises, furniture, and/or fixtures.
 - iv. Fails to comply with any term or condition of this contract.
 - v. Fails to make the required payments when due.
 - vi. Fails to maintain eligibility per the Eligibility provision of this contract.
 - vii. Fails to comply with any and all infectious disease or health threat related policies, processes or programs, including but not limited to, testing, vaccination, contact tracing and/or any other requirements applicable.
 - viii. Fails to submit to any health care-related testing, vaccination, or treatment requirements.
 - ix. Fails to enroll in coursework by the communicated deadline.
 - c. Immediate termination of this contract shall be permitted in the event of fire, flood, natural disaster, war or threat of war, acts or threats of terrorism, civil disorder, unauthorized strikes, governmental regulation or advisory, recognized health threats as determined by the World Health Organization, the Centers for Disease Control, or local government authority or health agencies (including but not limited to the health threats of COVID-19, HINI, or similar infectious diseases), or other similar occurrence beyond the control of the University, where any of those factors, circumstances, situations, or conditions or similar ones where any of them make it illegal, impossible, inadvisable, or impracticable to continue residential occupancy.
2. **Suspension by the University:** This contract and all rights of occupancy hereby conferred may be suspended on an interim basis by the University immediately when, in the sole judgment of the University, the Student:
 - a. Poses a substantial threat to the health, safety, or well-being of himself/herself or others
 - b. Uses the premises for illegal purposes or those contrary to University policies, Provider policies, or this contract.
 - c. Creates physical or unsanitary hazards.
3. In instances where the University has suspended the contract under these circumstances, the Student shall be entitled to submit a request for review by a designated University administrator. Such review will be conducted within five (5) business days, however, during such period, the suspension of the contract shall remain in effect. No refund of any fees paid or due under the payment provisions of this contract will be due to the Student as a result of loss of

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use of the bed space during a period of any Interim Suspension.

4. **Request for Cancellation by the Student:** Requests for Cancellation of this contract by the Student may be granted only under the conditions listed below and further subject to Provider policies for Affiliated housing:
 - a. The Student marries or enters into a legal domestic partnership or civil union.
 - b. The Student graduates, withdraws or takes a formal leave of absence from the University.
 - c. The Student is registered and engaged in an approved educational program, which necessitates residence away from the Glassboro campus.
 - d. The University has an active waiting list of students not currently assigned University housing to whom the assigned space may be reassigned.
 - e. The Student receives University permission due to a verified medical, financial, personal, or other hardship.
 - f. For residents in Nexus Communities (220 Rowan Boulevard, 114 Victoria, 57 N. Main, 223 High, 230 Victoria): Occupancy changes out of a Nexus-owned community or contract release requests will require approval from designated officials.
5. **Approval of Cancellation:** The University must approve all requests for housing Cancellations in writing. Moving out or turning in keys without written approval does not release the Student from this contract. For residents in Nexus Communities (220 Rowan Boulevard, 114 Victoria, 57 N. Main, 223 High, 230 Victoria): Occupancy changes out of a Nexus-owned community or contract release requests will require approval from designated officials.
6. **Cancellation Fee:** A Cancellation fee is ordinarily charged to the Student if the University approves a Cancellation of the contract for an assigned bed space prior to the period when the student takes occupancy of the space. The University may waive this fee at its sole discretion. The specific fee charged is based on the date the University receives the Student's request to cancel.

<u>For Fall Semester</u>	Fee
Requests submitted	
June 1 to July 31, 2026	\$750
On or after August 1, 2026	\$1500

<u>For Spring Semester</u>	Fee
Requests submitted	\$750
December 21 to January 9, 2027	\$1500
On or after January 10, 2027	

7. After a Student has taken occupancy of the space, or after the official move-in date for the academic term, a cancellation is not approved at will by payment of a cancellation fee alone. The student must provide documentation of appropriate grounds for cancellation consistent with the cancellation provisions of this contract, and the cancellation must be approved in writing. If a cancellation is approved during the first five (5) weeks of the semester, a cancellation fee of \$1500 will apply in addition to any prorated fees charged for the period during which the student was assigned to the space prior to the approved cancellation date. The University may waive this fee at its sole discretion.

Vacating Student Housing

1. Upon termination or cancellation of the contract, the Student agrees to surrender the premises to the University.
2. Student shall be individually liable for the removal of all property of the Student.
 - a. Any Student property left in the premises after the Termination/Cancellation date will be deemed abandoned, and the University or Provider may take possession of and dispose of such property in any manner it deems appropriate in accordance with University regulations and applicable law, without any liability to the University or Provider.
 - b. Student understands and agrees that the Student remains responsible for the premises, fixtures, furniture, and

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for paying the full housing rate until all keys are returned to the University and notice is given that the premises has been vacated through the check-out process.

- c. Check-out: Upon termination of the contract, the University and/or Provider will conduct an inspection of the premises and will assess damage and cleanliness based on examination of the room/suite/apartment at the time of the inspection. Fees for excessive cleaning or damages will be charged to the Student based upon this inspection.

Payment and Refunds

1. Established Rates: The Student agrees to pay the University housing fees for the assigned space according to the established rates approved by the Rowan University Board of Trustees. These rates are non-negotiable.
2. Method of Payment: The Student will pay all monies owed through the Student's account with the Rowan University Bursar, or for Rowan Choice students, the Rowan College of South Jersey Bursar.
3. Refunds:
 - a. If the Student cancels the contract for an assigned bed space, the following schedule will apply for refunds of the room rate:
 - i. If a cancellation is completed after June 1, or December 21 for spring assignments, but before the start of occupancy or the official move in date for the academic term, the student will be assessed a cancellation fee according to the published schedule. If a Cancellation is completed after occupancy or the start of the official move in date for the academic term the Student will be entitled to a prorated refund of room fees based upon the number of nights the Student occupied the space through the regular withdrawal deadline published by the University.
 - ii. After the regular withdrawal deadline has passed, no pro-rated refund will be paid to Student, and no cancellation fees will apply.
 - b. If the University terminates the contract due to a breach of any term or condition of this contract by the Student, no refund of housing fees paid will be due to the Student.
 - c. If the termination of the contract is pursuant to Paragraph 1 (a) and/or (c) under the section titled **Termination, Cancellation, and Suspension of Contract** of this Agreement, students may be entitled to refund of housing costs on a pro rata basis only.
4. Other Fees: The Student agrees to pay the University the following charges and/or fees which may be assessed by the University when, in its sole judgment, they are applicable:
 - a. Lock change (varies by facility) when a lock change is completed.
 - b. Costs for cleaning of, or damages to, the Student's assigned bed space, living space or facility in accordance with the terms of this contract, University policy and/or Provider policy.
 - c. Fees for damages to the Student's assigned building and/or community based upon assessment of joint liability with other occupants of the same building and/or community.
 - d. A daily-liquidated damage fee when the Student fails to properly check-out of the assigned bed space according to instructions provided for this process when the Student is required to do so.
 - e. Cancellation fee when the Student requests and the University approves a Cancellation of this contract.

Waivers

Any waiver or non-enforcement by the University or Provider of any term or condition of this contract will not constitute a waiver of any subsequent breach of the same or any other term or condition of this contract.

Contract Modification

This contract may be modified by the University upon mutual agreement between the Student and the University, given 14 days' written notice to the Student, or during annual publication of Student Policies published online. If the University serves written notice of a change in the contract, the Student will have five (5) business days to inform the University of the Student's intention to opt out of the changes. The Student shall then have the option to continue occupancy of student housing under the existing terms and conditions, or at the discretion of the University, cancel this contract. If the student opts to continue occupancy of the student housing under the existing terms and conditions and such terms and conditions are not acceptable to the University, the contract shall be terminated at no cost to the student and the pro-rated refund provisions of the contract shall apply. Any agreed upon modification(s) during the term of the contract will be recorded as amendment(s) to the contract.

Electronic Signature

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This contract has been agreed to electronically by the Student online via the Student's submission of the housing application and submission of a digital signature. The submission of this application and acceptance of the contract by submission of a digital signature by the Student constitutes the Student's electronic signature. The Student agrees that this electronic signature is the legal equivalent of a written signature and, the Student agrees to be legally bound by the terms and conditions of this contract in the same manner as if it had been signed in writing.