

## THE TRUSTEES OF PRINCETON UNIVERSITY

### PRINCETON, NEW JERSEY

#### Undergraduate Housing Agreement Terms & Conditions 2024-25

The following Terms and Conditions, together with the Residential Living Policies Guide and Rights, Rules, Responsibilities are incorporated in and part of the Princeton University Undergraduate Housing Agreement (collectively, this "Agreement").

#### **A. HOUSING**

##### **1. Occupancy and Re-assignment**

The University agrees to provide the student with the use of specified accommodations. Use or continued use of any particular space cannot be assured. The University may make changes in assignments of accommodations whenever it finds changes to be necessary or in the best interest of the residential community. The student may change accommodations only with the prior permission of Housing and Real Estate Services. Space in University dormitories is made available to the student only for his or her personal use and the student may not transfer the use of such space to any other individual, including other Princeton University students. While the student is permitted to have a guest for short periods of time, extended visits are not permitted. Guests who pay rent and/or guests found through Airbnb or similar arrangements are prohibited. The length and frequency of visits for eligible guests is contingent upon the consent of all roommates and the Associate Director for Student Housing, Occupancy Management and Systems.

##### **2. Term of Agreement**

Unless otherwise specified, the University agrees to provide the student with the use of the accommodations for the two terms of the academic year commencing at an approved day prior to the first day of classes and ending at (a) if the student is receiving a degree in such academic year, at noon on the day after Commencement, or

(b) for all other students, on the last day of the final examination period for the second term of the academic year, but in each case not including the Winter Recess Closure. In the event that a student is approved to occupy his/her accommodation before the announced date on the housing contract or during the Winter Recess Closure, these terms and conditions are in effect upon the occupancy date or the date the student receives a key or electronic card access. Occupants remaining beyond the permitted time will be charged for their additional stay. If the accommodation is occupied past the termination date, the University may enter the room and pack and store the belongings therein at the student's expense.

##### **3. Privacy, Entry and Right of Re-Entry; Vacating Accommodations**

The University respects the privacy of the student but reserves the right to re-enter and take possession of the accommodations upon breach of any term of this Agreement. The University may enter the accommodations during reasonable hours to provide efficient service and maintenance. The University may enter the accommodations without notice for the purposes of emergency service, safety and room condition inspections or if there is reason to believe that any term or condition of this Agreement is

being violated. When entering the accommodations, the University may be accompanied by an outside party, such as a municipal fire inspector. The accommodations must be cleared of all personal property upon termination of this Agreement. The University accepts no liability for personal property remaining in the accommodations after termination. The University may dispose of such property at the student's expense.

#### **4. Liability**

The student is responsible for loss of, or damage to, the accommodations and any other University property provided for the use of the student, including without limitation of all furniture and equipment. All University property located in the accommodation at the commencement of this Agreement period must be located in the same accommodation and in good condition upon the termination of this Agreement. The student may also be held liable for damage done to public areas and furniture or equipment located therein. The University does not insure and bears no responsibility for loss, damage, or injury to the student, the student's guests and visitors, or their respective property resulting from theft, explosion, steam, electrical, gas, water, rain, ice, snow, fire, or other occurrences beyond its control. It is strongly recommended that the student carry personal property ("renter's") insurance while living in University housing. No alterations, painting or construction may be done in the accommodations or any other University property. Students may not contract with or permit any outside provider to perform any maintenance, alteration or repairs to the accommodations or any other University property. Any cost incurred by the University to restore the accommodation or any other University property to the condition that they were in when first made available to the student will be billed to the student. The student will be held liable for any fine or charge from a governmental agency accruing to the University through the student's act or omission.

#### **5. Early Termination of This Agreement**

This Agreement is binding for the entire occupancy period. However, under certain circumstances, the University permits the termination of this Agreement, subject to the conditions below.

a. Cancellation by the Student: The student who desires to terminate this Agreement must notify the Housing Department in writing. The student will continue to be charged for occupancy until proper notification has been received, the room has been vacated, and any keys have been returned. A student cancelling this Agreement for either the full academic year or only the spring term for any reason prior to taking occupancy, will incur certain charges. There is no fee for cancellation if notification is received by July 1st for the fall semester or by January 1st for the spring semester; a fee will be charged for cancellation after that date. If notification is received on or after the first day of classes for the applicable semester, the student will forfeit this Agreement value and be responsible for 50% of the housing fee for that semester. If a student does not notify Housing and Real Estate Services of cancellation but the Registrar or the Dean's Office does so prior to the first full day of classes, Housing and Real Estate Services may use that official notice to fill the vacancy. This notification must reach Housing and Real Estate Services prior to the first day of class to avoid forfeiture of this Agreement value. If the student wishes to terminate this Agreement for any reason during the academic year the student must comply fully with the University's Housing Termination Policy. If the student vacates the accommodations without prior notification, this Agreement shall continue in effect and the student shall be held responsible for all obligations accrued under this Agreement and for the entire term of this Agreement.

b. Termination by the University : Housing and Real Estate Services may terminate a contract and repossess the assigned space for any of the reasons listed below. In such event the student will be responsible for all obligations accrued under this Agreement.

i. If the residency is revoked by any University disciplinary authority for violation of University rules, regulations, requirements or policies or breach of this Agreement.

ii. If the student takes a leave of absence, graduates, or withdraws for any reason.

iii. If the University finds such action appropriate for reasons of health, safety, or emergency.

If the University terminates this Agreement, the student agrees to vacate the space and return any keys. If a student fails to comply with such procedures, Housing and Real Estate Services may take related action, including removing any property remaining in the space and changing the locks. The student will be responsible for any related costs in taking these measures.

## **6. Keys and Electronic Card Access**

No student will be issued a room key or card access unless he or she has accepted this Agreement. Where applicable, one key is issued to each student. Any key issued must be returned by the last day of the term of this Agreement or of the student's use of the accommodations, whichever occurs first. No housing credit will be given unless and until the key is returned regardless of the reason for termination. Any student who loses or fails to return a key will be charged for a lock change.

Students will be charged a fee for lock out service.

## **7. Acceptance**

Normally the student will accept this Agreement by signing (including by electronically accepting) the Undergraduate Housing Agreement. This Agreement is also accepted in full by the student's occupying the room or accepting and retaining the key/card access to the room. Any form of acceptance binds the student to the payment procedures and schedule of the Office of Finance and Treasury (Bursar). Failure to make payments as agreed will subject the student to University Regulations on Non- Payment of Fees and Charges, including possible interest charges, suspension, withholding of degrees and withholding of transcripts, and the payment of costs and expenses of collection, including attorney and collection fees.

## **8. Dependents in Housing**

If approved family members are residing with the student in designated family housing units, the student will be the sole contract holder for a unit and may not share a unit with another student. Upon signing the agreement, the student agrees to provide Housing and Real Estate Services with the names of family members residing with the student, as well as birth dates of children residing in the unit. If this information changes, the student must promptly inform Housing and Real Estate Services so it can update its database. Any names not included in the database shall not be permitted to reside with the student.

## **9. Dormitory Regulations**

Conduct in the accommodations is subject to rules, regulations and requirements as set forth in the current edition of Rights, Rules, Responsibilities and this Agreement. In addition, the University may,

from time to time, adopt other rules, regulations and requirements regulating aspects of life in University housing. Such rules, regulations, requirements and modifications thereto, are part of this Agreement and will be enforced by the University. Students violating any of the rules, regulations or requirements will be subject to University disciplinary action, which will include the imposition of fines by Housing and Real Estate Services. Violations will be considered a material breach of this Agreement by the student and may result in the University terminating this Agreement. Particular attention is drawn to the following:

- a. **Fire Safety:** The University requires all students to comply fully with all University fire safety regulations. The University will inspect the accommodations to ensure compliance. Smoking is not permitted in any dormitory building. The University candle/incense ban is a total ban in all dormitories and annexes. Candles/incense do not have to show signs of use and/or be out of manufacturer's wrapping. All candles/incense will be confiscated and immediately disposed of.
- b. **Firearms:** The possession, storing, or use on campus of firearms, ammunition, dry explosives, or incendiary devices that might threaten human life is not permitted.
- c. **Cooking:** Cooking is permitted only in kitchens located around campus. Cooking in accommodations without kitchens is strictly prohibited.
- d. **Roof Policy:** Entering upon exterior elevated surfaces of campus buildings (roofs, fire escapes, terraces, balconies, ledges above the first floor, etc.) is prohibited, except in emergencies.
- e. **Pets:** Fish in tanks not exceeding ten gallons are the only pets permitted in University housing units.
- f. **Painting:** No alterations, painting, or construction may be done in the accommodations or to any University property.
- g. **Furniture:** University issued furniture may not be misappropriated in any way. No student may accept furniture from another dormitory room and no furniture may be removed from a dormitory room. This excludes the mattress, which a student can request to be removed.
- h. **Service and Assistance Animals:** As indicated in the University's Service and Assistance Animal Policy, students seeking to have a service or assistance animal reside in University housing because of a disability may make a request to the Office of the Dean of Undergraduate Students through the Housing Accommodations Process or the Office of Disability Services. Students seeking to have an assistance animal reside in University housing will be required to provide documentation of the qualifying disability, information about how the animal serves as an accommodation for the disability, and information about how the animal relates to the individual's ability to use and enjoy University housing. Requests will be considered on a case-by-case basis.
- i. **Small Unmanned Aircraft Systems (sUAS), otherwise known as drones:** The University requires faculty, staff, and students, as well as their visitors, to operate any sUAS in accordance with applicable University policies and state and federal regulations.

**9. Emergency Information:** In case of an emergency please contact Public Safety at 609-258-1000. Information about New Jersey's comprehensive social services is available at [www.nj211.org](http://www.nj211.org) or by calling the toll-free telephone hotline at 2-1-1 or 877-652-1148, texting 898-211 or emailing [info@nj211.org](mailto:info@nj211.org).

## **B. IDENTIFICATION**

The University TigerCard is used for electronic access to dormitory rooms and in the student dining units for meals purchased through a meal plan contract. The student must present this card to be admitted to meals. It is for the exclusive use of the student to whom it is issued and is non-transferable. Any misuse of the TigerCard including the inappropriate transfer to others for any purpose will subject the owner to disciplinary action. Responsibility for safeguarding and proper use of the card is solely that of its owner. Faulty or damaged cards must be presented to The Service Point for repair or replacement. If the card is lost or stolen, a replacement fee will be charged in accordance with TigerCard policies and procedures.

## **C. CAMPUS DINING**

First and second year students are required to have the Unlimited meal plan. Juniors and Seniors can choose from a variety of meal plans. Terms and conditions can be found at [dining.princeton.edu](http://dining.princeton.edu). The student is responsible for complying with these terms and conditions.

## **D. GENERAL CONDITIONS**

### **1. Charges and Non-Payment**

Responsibility for payment of charges due under this Agreement and for the meal plans rests entirely with the student. Payment of charges will be made pursuant to the payment procedures and schedule of the Office of Finance and Treasury (Bursar). Failure to make payments as agreed will subject the student, under the University Regulations on Your Payment Responsibilities to certain implications.

### **2. Exceptions**

Any failure to provide use of specified accommodations due to acts of God, acts or requirements by governmental authorities or public health authorities, pandemics, epidemics, quarantine restrictions, construction, strikes or threats thereof or due to any causes beyond the control of the University shall not constitute a breach of this Agreement and the University will not be liable to the student except to the extent of allowing in each such case a pro rata reduction in charges for the number of days that accommodations are not provided; except that the University in its sole and absolute discretion may instead provide alternative accommodations at no additional cost to the student as it deems necessary or desirable.

### **3. Relationship of Parties**

The relationship of the student and the University shall be that of a guest and an innkeeper, respectively, and nothing herein shall be construed to give the student any additional rights including, but not limited to, those of a tenant under a residential lease. The parties specifically agree that this Agreement does not establish a landlord/tenant relationship and is not governed by either NJSA 2A:18-61.1 et seq. or NJSA 2A:18-53 et seq., commonly known as the New Jersey eviction laws.