#### I. ELIGIBILITY

Residents of Rhodes College Housing must be students who have been admitted to the College and are currently enrolled, registered for classes, and in good standing at the College. Only full-time students may reside in Rhodes College Housing.

#### **II. PERIOD OF CONTRACT AND OCCUPANCY**

A. Term of Contract. All non-summer Rhodes College Housing assignments are made for the entire academic year. Concerning Rhodes College Housing, the academic year begins on the day residence halls open at the beginning of the fall term (August 18, 2023 for first years, and August 20, 2023 for returning students). The academic year ends on the day following the last final examination of the spring semester (May 5, 2024). Concerning Rhodes College Housing, the Fall semester begins on the day residence halls open (August 18, 2023 for first years, and August 20, 2023 for returning students) and ends on the day following the last final examination (December 14, 2023). Concerning Rhodes College Housing, the Spring semester begins on the day residence halls open (January 7, 2024) and ends on the day following the last final examination (May 5, 2024). Concerning Rhodes College Housing for graduating students, the academic year ends the day after Commencement (May 12, 2024).

1. Students required to live on campus (see "Residency Requirement" in the Student Handbook) agree to reside in College housing for the number of semesters

C. Early Arrival Request. Students needing to arrive before the fall/spring semester (Sunday before classes begin) but not being sponsored by a group must submit a request to the Director of Residence Life at least two weeks before the student plans to arrive. Students approved for early arrival will be charged a \$100/night fee, which will be applied to their student account. Students who submit an early arrival request less than two weeks before the date the student needs to arrive will be charged a fee of \$200/night if approved for early arrival.

D. End of Year Closing. Students must remove all their personal property from Rhodes College Housing within 24 hours after the last regularly scheduled College exam of the academic year. Only graduating seniors and students associated with an official college function (and approved by the Director of Residence Life) have permission to remain past the official closing. Failure to abide strictly by these time limitations may result in a fine of \$250 per incidence/per day and/or other disciplinary action.

### III. PAYMENT TERMS

A. Housing Registration. All current resident students must register online by the date determined by the Office of Residence Life to become eligible for the Rhodes College Housing lottery and selection process for the following academic year. It is the student's responsibility to know the eligibility requirements of the housing selection process. Students who cancel their registration or housing after the selection process begins are subject to a progressive cancellation fee. If a student cancels before May 15, there is no cancellation fee. Students who cancel between May 16 and June 30 will incur a \$250 cancellation fee. For students who cancel between June 30 and July 15, the cancellation fee is \$500. Cancellations after July 15 will incur a \$750 cancellation fee. For the Student required to live on campus, the College will assign a room in Rhodes College Housing even if the Student does not meet the designated registration deadline.

B. Room and Board Charges. All room and board charges for Rhodes College Housing must be prepaid during the stated registration period at the beginning of the academic year. All returning students must choose a 15- or an unlimited meal board package. East Village A&B, Parkway Hall, Spann Place, and East Village C Townhouse residents may also choose a 7-meal board package. First-year students are assigned an unlimited meal plan.

C. Refunds. Once the Student moves into a residence hall room, room and board charges for the full semester are due and payable. Even if the Student moves out of the room during the semester due to withdrawal from the College or other reasons

B. Vacancies. If a vacancy occurs in a room, the Student who remains agrees to accept an assigned roommate or move to another room upon the request of the Director of Residence Life. When a vacancy occurs, the room must be maintained by the remaining occupant(s) in a manner that will allow another student to move in on very short notice.

C. Reservation of Rights. The Director of Residence Life reserves the right to:

- (1) assign students to available spaces in Rhodes College Housing,
- (2) alter any assignment at any time,
- (3) take appropriate actions as a result of administrative or disciplinary actions,
- (4) provide accommodations for a student with a documented disability, and

(5) deny the privilege of Rhodes College Housing to any student who has demonstrated behavior that significantly disrupts the residential community.

# V. CANCELLATION OF CONTRACT

A. Events of Cancellation. Once the Student checks into their Rhodes College Housing at the appointed time for any given semester, this Housing Contract may only be canceled if expressly provided herein. There are no refunds of room/board charges once students move into Rhodes College Housing, irrespective of cancellation, for the following reasons:

1) If the Student fails to register for classes;

2) If the Student is not a full-time registered student in any given semester;

3) If the Student is required to live in non-Rhodes College Housing by participating in an academic program officially sanctioned by the College. The College does NOT guarantee Rhodes College Housing to students returning from an officially sanctioned year or semester off-campus. Students who participate in an approved off-campus program may return to Rhodes College Housing on a space-available basis only;

- 4) If the Student marries or gives birth during the period of Contract;
- 5) If the Student takes a leave of absence from the College for any reason;
- 6) Upon completion of graduation requirements by the Student, unless the Student continues to be enrolled full-time;

7) If the accommodations assigned to the Student are destroyed or become otherwise unavailable and the College does not furnish substitute accommodations; and

8) If, in the opinion of the Vice President for Student Life, the Student fails to meet the full terms and conditions stated herein or if the Student violates any College or residence regulations as stated in the Student Handbook or the College Catalogue, which are both, incorporated herein by reference, or if, in the opinion of the Vice President for Student Life, the Student poses a threat of substantial harm to persons or College property.

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B. Eviction. Upon the cancellation of this Contract for any of the above reasons, the Student will be required to vacate the room within the period prescribed by the Director of Residence Life at the time of withdrawal, which will not be less than 24 hours and not more than one week. The Student must vacate the room, remove all personal property, and return all keys to the Office of Res

## VI. RESPONSIBILITY FOR THE ROOM

G. Cleaning. Students are responsible for cleaning their assigned rooms. Housekeeping staff will clean the hall bath/shower rooms and the common spaces. Residents in apartment-style units - East Village A&B, West Village, Spann, and Parkway Hall and suite-style rooms (East Village C, Glassell, Robinson, Voorhies, Voorhies-Townsend, and Blount) are responsible for cleaning the suite, including the common area, bathrooms, and kitchens.

H. Maintenance. Students are responsible for notifying Physical Plant directly or by the Work Order system of any items needing attention/repairs. These items include but are not limited to furniture, lighting, electrical, plumbing/leaks, HVAC, keys/locks, pest control, etc.

The College does not insure or assume any legal obligation to pay for the loss of or damage to the Student's personal property that may occur on Rhodes College Housing property or in leased buildings. TheTTd[um)-3efore, students, theirafachisiesporters are encouraged to carry appropriate insurance to cover such losses.

## X. ROOM ENTRY

Authorized personnel of the College have the right to enteTTd[um)-3 student rooms/apartments at any time for maintenance and (um)-3epair, inspect health and safety conditions and equipment, and investigate violations of College regulations. In addition, at least twice per semester, staff from the offices of Residence Life, Physical Plant, or Campus Safety conduct inspections for residence hall safety, sanitation, and maintenance.

### **XI. QUIET HOURS**

Quiet hours for Rhodes College Housing begin at 10:00 p.m. and end at 8:00 a.m., Sunday through Thursday. On weekends, quiet hours start at 1:00 a.m. and end at 8:00 a.m. A student may request that other students lower their noise level at any time if such noise is unreasonably disruptive to any student. During final exams and reading days, quiet hours are 24 hours daily.

#### **XII. CAMPUS SAFETY**

A. Fire Safety. The safety of the Rhodes community is the highest priority. An essential piece of the College's safety practices includes taking fire and fire hazards seriously. A student may violate the Fire Safety policy if they:

- Fail to evacuate a Rhodes College-controlled building or area during a fire or fire alarm
- Improperly use fire safety equipment, i.e., discharging a fire extinguisher or activating/engaging a sprinkler system when there is no threat of fire
- Tamper with or cause damage to any firefighting or fire safety equipment
- Light fires or burn items, i.e., burning paper on doors or walls

There may be other ways a student can be found violating the Fire Safety policy – violations are not limited to the examples listed above. Rhodes will consider whether the alleged action was intentional or unintentional when considering whether a Fire Safety charge will be issued. However, unintentional actions may still result in a Fire Safety charge, as ignorance is not an excuse to violate College policy. In such instances, consideration would be made regarding the nature and severity of the sanction(s) issued if a student were found responsible for violating the policy.

Falsely reporting a fire or pulling a fire alarm is a violation of the College's Fire Safety policy and the Falsification policy. Students who improperly use or tamper with firefighting or fire safety equipment will, at minimum, be charged a fine and face other sanctions. If such improper use or tampering occurs in a residence hall where the responsible party cannot be identified, the fine may be divided equally among residents on the floor or in the building. The City of Memphis prohibits the use of fireworks in the city. Possession or use of fireworks is prohibited on the Rhodes College campus.

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## XVI. HEALTH AND SAFETY EMERGENCY GUIDELINES

Please note that these policies in the Housing Contract are subject to change at any time based on changing health policies or best practices. Rhodes is committed to