

Contract

Before proceeding, please read the full [Apartment Housing Contract Fiscal Year 2024](#). This Contract is a legal and binding agreement, so please read it carefully, and [contact our office](#) if you have questions about the terms and conditions. This Contract is for a space in an apartment community and not for a specific unit, and this Contract is not a lease agreement. Occupancy dates for this Contract are July 1, 2023 through June 30, 2024, or anywhere therein you begin Occupancy. **Failure to read this Contract is not cause for non-compliance with the Contract.**

Oregon State University | University Housing & Dining Services Apartment Housing Contract Fiscal Year 2024

Effective July 1, 2023 – June 30, 2024

Introduction: Please read this Contract carefully. It is a legally binding Contract, and contains important information. You may not alter this Contract in any way without the written agreement of the Executive Director of University Housing & Dining Services. The Contract is for a space in University Housing & Dining Services apartment housing communities and not for a specific apartment or particular type of apartment. (For purposes of this Contract only, we refer to the space you are assigned as "apartment.") By signing this Contract, you agree to accept your residence assignment and you understand this assignment may change. You are considered to have taken occupancy as soon as you receive a key to your assigned apartment, regardless of whether or not you have moved your belongings into your apartment. You also agree to familiarize yourself and comply with all University policies governing occupancy, including those set forth in this Agreement and in the UHDS publication Student Policy and Information Guide, to be considerate of other students and to respect the rights of others at all times. The Student Policy and Information Guide may be found at: <http://uhds.link/policy-guide>, as well as in paper form when requested at the University Housing & Dining Services Administrative Offices. Additional rules specific to OSU family housing are set out in [University Housing Policy 02-125](#), Student Family Housing.

1. Make sure you have all of your questions answered before you sign the Contract. Remember, ignorance of the law (and this Contract) is not a viable justification for failure to comply with all TERMS AND CONDITIONS of the Contract.
2. If you have any doubt about the meaning of any specific provisions of the Contract, or require an alternative format, please contact the University Housing & Dining Services Office at 1-800-291-4192, (541) 737-4771, or Housing@oregonstate.edu.
3. UHDS uses email as the primary method of communication regarding housing contract matters. Once a student applies for housing, the default email address used for all correspondence will be the student's OSU Network ID (ONID), which is the official Oregon State email account. Students are responsible for frequently checking their Oregon State email account. UHDS is not responsible for email messages that are not received by the student.

Terms and Conditions

1. Eligibility

- a. Student Status:** At the time the Contract is signed as well as at the time a specific space is offered, the Student must be enrolled at the University and meet minimum standards for satisfactory academic progress, as specified by current academic regulations. The Student must continue to be enrolled each term of the academic year (except for Summer Session or another academic term at the approval of the Assistant Director of Operations) and meet the above minimum academic standards continuously while residing in UHDS Apartment Housing. Postdoctoral or other campus-related work post-graduation is not considered to be eligible student status for purposes of living in UHDS Apartment Housing.
- b. University Employment Status:** University staff at .50 FTE or higher do not qualify for Apartment Housing.
- c. Proof of Eligibility:** The Student's proof of eligibility will be reviewed by OSU at the time of application and when the Contract is signed. Documentation verifying proof of eligibility must be current and complete. This may include but is not limited to academic admission and enrollment verification.
- d. If you, or anyone who will be living with you in the apartment, have ever been convicted of a felony or any crime involving drugs, alcohol or a weapon, or if you or anyone who will be living with you in the unit are required to register as a sex offender, you must disclose the conviction or registration via e-mail to UHDS by emailing uhds.conduct@oregonstate.edu as part of the application process. Your failure to provide complete, accurate and truthful information will be grounds to revoke or deny your application. Your disclosure will not necessarily preclude your application from being accepted. OSU will review the circumstances of the conviction and determine whether your application to live in UHDS facilities will be accepted.**

2. Occupancy Guidelines

- a. Occupancy Requirements:** All individuals who will reside with the Student must be listed on the application. Only individuals legally related to the Student may reside in the apartment. Only the Student and family members (spouse, domestic partner, and/or legally related dependents of the Student of record) named on the Student's Housing Application may occupy the apartment. Residents are required to furnish documentation of family/dependent relationships if requested by UHDS.
- b. Apartment Assignments:** Apartment assignments are based upon the Student's date of application, assignment priority status, and apartment availability. Each apartment community run by UHDS will have its own application and waitlist process.
- c. Maximum Occupancy:** No more than two persons per bedroom can reside in any Apartment. The maximum capacity is six (6) people for a 3-bedroom unit. A studio apartment is equivalent to one bedroom.
 - i. Due to the size, Small Studios and Standard Studios at The GEM are limited to one occupant.
- d. Transferability of Contract:** In certain circumstances, the Contract is transferable to another adult listed on the account as being a dependent of the Student. This person must also be a Student and must meet and comply with all Apartment Housing eligibility requirements in section 1 above. The former and new Student's University accounts must be current and in good standing prior to transfer of the Contract. The former and new Student must perform an apartment inspection with a UHDS staff member prior to UHDS approving the request to transfer the Contract.

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Enter your Legal First and Last Name below to sign your contract.

Signature:

David Vasquez