

Undergraduate Student Housing Contract Academic Year 2023-2024

The parties to this contract are the Regents of the University of Colorado, a body corporate, and Student as defined below.

Defined Terms

In this contract, the subsequent terms carry the following meanings:

"Apartment Style Hall" means the Bear Creek or Weber Hall buildings.

"Available Period of Occupancy" means the general period of dates, starting from the first day any Student may move into Student Housing through the last day any Student may move out from Student Housing.

"Breaks" means seasonal periods during the Fall, Winter, and Spring that CU Boulder has designated as non-academic periods in its calendar.

"Cost of Living Expenses" means the charges assessed for housing and food services available under this contract to Student living in a Residence Hall, or any First-Year student.

"CU Boulder" means the University of Colorado Boulder, a campus of the University of Colorado.

"First-Year Student" means (for the purposes of Student Housing only) any newly admitted student who graduated from high school during the 2023 calendar year, despite academic classification or credit-hour standing.

"Occupancy" means Student has checked into and has access to a Student Housing space, regardless of whether it is physically occupied by Student or Student's belongings.

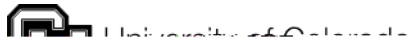
"Rates" means any charges assessed for Student Housing and/or food services available under this contract to Student.

"Residence Hall" means one of the halls designated as a re343.75 459.67 Tm0 g0 G[)TJET00.00000

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- c. Roommate and Other Preferences. While University will make a good faith attempt to meet the Student's preferences for roommates, building, floor, room type and living experience, Student must comply with University assignment of Student Housing and may not change a



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charge addresses a portion of University's costs to process the Student's application and deposit. University may, at its sole discretion, decide to waive the application charge for all students and will notify Student of any waiver.

b. Deposit. To qualify for Student Housing, University may require that Student remit a payment of \$250.00 as a deposit. This deposit addresses potential costs to University from Student's Occupancy, including any excessive cleaning, damage, or loss to University property. This deposit is refundable only to the extent that Student does not owe any outstanding amounts. University, at its sole discretion, may decide to waive the deposit for all students and will notify Student of any such waiver.

c. Rollovers and Deferrals. If Student signs a contract for Student Housing for the next academic year, University will roll over the application charge and any balance from Student's deposit. If University has assessed any charges against the deposit, Student will be required to remit additional funds to bring the deposit to \$250 for the next academic year. If Student signs a contract offered for Student Housing but defers their admission to CU Boulder from the fall semester to the spring semester, University

requirement to live-on campus.

c. Marijuana Is Prohibited. CU Boulder prohibits the possession, use, or distribution of marijuana on campus and in Student Housing. This prohibition applies regardless of whether the Student complies with state recreational use laws and even if the Student has obtained a Colorado Medical Marijuana Registry Identification Card.

d. Weapons/firearms are Prohibited. Student agrees not to bring, carry, or keep any weapon or firearm in Student Housing, including any handgun(s) carried in accordance with the Colorado Concealed Carry Act. Notwithstanding any other provision of this contract, University may immediately terminate this contract without prior notice if Student violates this requirement.

e. Criminal or Disciplinary History. According to CU Boulder's Criminal and/or Disciplinary History Policy and Procedures, Student's prior or pending criminal and/or disciplinary conduct may make Student ineligible to live in Student Housing. University will determine whether Student remains eligible to live in Student Housing or whether to terminate this contract. If permitted to live in Student Housing, Student must comply with any applicable University requirements.

a. Sex Offenders. If Student is convicted of a sex offense and/or required to register as a sex offender while living in Student Housing, Student must notify the Director of University Housing, or designee, of such conviction. The nature of CU Boulder's housing environment was designed to be conducive to academic learning and, for example, includes a communal living environment with close proximity to bathing and sleeping quarters of others and with residents that may include minor students and children. Based on this nature of CU Boulder's housing environment, CU Boulder does not authorize registered sex offenders to reside in university housing, absent rare, extenuating circumstances provided by the student following the process as described in Section C.3. of CU Boulder's Procedures for Student Criminal and Disciplinary History Disclosures: Pre-Admission and Post-Admission Review, clearly demonstrating that there is not unreasonable risk to the safety or security of the CU Boulder housing environment. Students who are required to register as sex offenders are encouraged to seek off campus housing options.

b. Student Property. Student is financially responsible for personal property, including but not limited to food, clothing, jewelry, furnishings, and other Student personal property. Student is expected to carry their own personal property insurance. University assumes no responsibility for any theft, destruction, or loss of money, valuables, or other personal property belonging to the Student.

c. University Property. Students may not use their space in Student Housing, or other CU Boulder property or University provided technology for commercial activities.

i. Property Cleaning, Damage or Destruction. Student is prohibited from damaging or destroying CU Boulder property. If University determines that Student has intentionally, willfully, or negligently damaged or destroyed CU Boulder property, it shall assess Student the costs for non-routine cleaning, to repair damage, or to replace CU Boulder property. Any charges are the personal responsibility of each of the Students assigned to the room. Individual or joint responsibility is determined by the University in its sole discretion. University will first apply the deposit required under this contract to cover

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b. University Actions and Governmental Immunity. The University shall be responsible only for the negligent acts and negligent omissions of its officers, agents, employees, and (s,)5(wi nBT/h n r)80 612 79e,DC to15(s,6 Tf1 0 0 1 109.7 626.38 Tm0 GBT/F3 8.04 Tf1 0 0 1 533.

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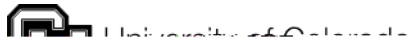
12. Termination by University.

- a. University-Initiated Termination for Student Conduct. University reserves the right to terminate this contract for student conduct:

Failure to Comply with Contract

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Student and that materially affect the performance of their respective obligations under this contract. Extenuating circumstances include, but are not limited to a



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Center for Community, S300, 159 UCB, Boulder, CO 80309-0159 or by sending an e-mail to universityhousing@colorado.edu. If mailed, the postmark on the envelope is used as the date of notice. If e-mailed, the date of notice is the date the email is sent by Student to the University.

17. General Provisions.

a. Entire Contract. The parties agree that this contract supersedes all prior written or oral agreements. There are no covenants or agreements between the parties except as set forth herein with respect to housing and food services provided by University. No prior or contemporaneous addition, deletion, or other amendment shall have any force or affect whatsoever unless embodied in writing. Accordingly, this contract is an integration of the entire understanding of the parties with respect to the matters set forth herein.

b. Amendments. University may revise, update, or otherwise alter any and all terms of this contract at any a2 0 612 7BT/F21 497.59 Tm0 G[r]-6(e)6(vi)-2(s)-8(e)6(,)]TJET@0.00000912 0 612