

Residence Hall/University Terrace Lease Agreement 2016-2017

Fairmont State University / Pierpont Community and Technical College 1201 Locust Avenue - Fairmont, WV 26554

By signing the Lease Agreement, I understand and agree to the following conditions:

1. I agree to pay Fairmont State University or Pierpont Community and Technical College the cost of room rent for the 2016-2017 academic year due and payable at the beginning of each semester. The lease agreement for the residence halls/apartments Bryant Place, Morrow, Pence, Prichard, and University Terrace Suites is for one academic year (August 12, 2016 - May 13, 2017) and University Terrace Apartments (August 12, 2016 – July 15, 2017). The lease agreement may only be terminated by Residence Life for reasons described in the Residence Life Handbook:
 - To marry and live with spouse/partner
 - To graduate
 - To withdraw/cancel enrollment
 - For new medical reasons for which living on campus cannot be accommodated
2. I understand that if at any time I break this lease or request a release from my housing contract I will forfeit my \$200 deposit.
3. I understand that the residence hall/suite and apartment communities are set-up for traditional students. The age limit is 25. We do not offer married or non- traditional student housing.
4. I understand that Fairmont State University has a Two Year Live-On Requirement. First year and second year undergraduate students enrolled as full-time students as defined in the Fairmont State University handbook are required to live-on campus for four consecutive semesters. Any Fairmont State University student who has less than 59 credit hours must fulfill this requirement.
5. I understand that Pierpont Community & Technical College has a Two Year Live-On Requirement. Any Pierpont student who has less than 59 credit hours must fulfill this requirement.
6. Loss of financial aid disbursed by the college because of the student's failure to qualify for said aid is not an excuse for release from the residency policy or the Residence Hall/Apartment Lease Agreement.
7. If I reside in the residence halls or University Terrace Suites, I understand that I must purchase a meal plan offered by Dining Services.
8. If I reside in University Terrace Apartments, I understand I am not required to purchase a meal plan. I also understand I may purchase a meal plan if I so desire.
9. All residence halls will be closed during Thanksgiving, Winter and Spring Breaks. Break housing may be available in the residence halls/University Terrace suites with pre-approval and at an additional cost. Break housing is not guaranteed. If I live in University Terrace Apartments, I understand, that I may not be permitted to stay during break periods.
10. I agree to abide by all Fairmont State University, Pierpont Community and Technical College, Housing and Residence Life policies, rules and regulations. The following list encompasses major policies, rules and regulations that govern the residence halls /apartments (for a comprehensive list, please consult the Residence Life Handbook):
 - Illegal drugs and paraphernalia are not to be consumed, distributed or stored in the residence halls/apartments.
 - Alcohol is not to be consumed, distributed or stored in the residence halls/apartments.
 - Firearms, explosive devices and other hazardous materials are not to be used, distributed or stored in the residence halls/apartments.
 - Visitation is permitted only under specific guidelines established in the Residence Life Handbook and approved by the Vice President for Student Services
 - Smoking is prohibited inside all Fairmont State and Pierpont facilities
 - Excessive noise is not permitted.
11. Failure to abide by Fairmont State University, Pierpont Community and Technical College, Housing and Residence Life policies, rules and regulations may result in contract termination and removal from the residence hall/apartment and forfeiture of all residence hall and dining fees for the remaining academic year.
12. As a resident of Fairmont State University and Pierpont Community and Technical College residence halls/University Terrace suites/University Terrace apartments, I understand that Fairmont State University or Pierpont Community and Technical College are not responsible for any lost, damaged or stolen items that belong to me personally. I also understand that it is recommended that I obtain renter's insurance through the application process or an insurance agent of my choosing. Further, neither Fairmont State University or Pierpont Community and Technical College shall be liable or responsible for any injuries incurred on the premises by students, their guests, or visitors for any reason whatsoever.
13. It is further understood that if the student voluntarily or arbitrarily breaks the residence hall/University Terrace suites/University Terrace apartment lease, or at any time moves out of the residence hall without the proper authorization by college officials, room and board fees will still be due.

14. Failure to pay all fees due will result in the student being placed on financial hold, during which time transcripts or semester grades will not be released, and the student will be prevented from registering for subsequent semesters until payment has been made. Students may be evicted from the hall for non-payment.
15. Students are responsible for all personal damages. Personal damages may include but may not be limited to the following: broken glass, doors, overflow of water due to clogged plumbing, holes in walls, fire damage and damage to appliances.
16. Residents that are not enrolled full-time (i.e. 12 credits per semester) may be subject to removal from the residence halls/apartments at the discretion of the Office of Residence Life. However, dropping to part-time status does not automatically make a student exempt from living on campus. Students must be a degree seeking student that is registered for classes in order to move in and occupy student housing.
17. Residence halls/suites and apartments will open each semester according to the schedule listed on the Residence Life & Fairmont State University website. Students will not be given access to residence halls prior to their scheduled opening date. Other residence hall/suite and apartment openings and closings during the academic year will be announced.
18. The Office of Residence Life reserves the right to consolidate students or change housing assignments as necessary to manage residence hall/suite and apartment occupancy. The Residence Life Office also reserves the right to fill all vacancies. Whenever possible, the remaining occupants are afforded the opportunity to fill vacancies with other on-campus students first. Room reservations may be modified or removed for students that are not registered for classes after June 30, 2016 for fall 2016 classes and December 15, 2016 for spring 2017 classes.
19. The Office of Residence Life reserves the right to administratively move any student who may be a disruption to the community. Students are not guaranteed a specific space in Housing.
20. I understand that no pet(s) of any kind are allowed on campus, except fish in a tank (no more than 10 gallons). Pets found on campus must be removed immediately and residents will forfeit their deposit and may be asked to vacate the premises without a cancellation of the housing contract and resulting charges.
21. Fairmont State University and Pierpont Community and Technical College reserve the right to enter residence hall/suite or apartment to respond to emergencies, provide repairs or maintenance and/or enforce policies. Rooms will be inspected monthly for compliance with health and safety regulations and semester break closing procedures.
22. By signing this application I acknowledge that I am responsible for any balance on my account. If I do not pay my unpaid balance I understand that my account will be placed on hold after 30 days.

Cancellation policy:

A deposit of two hundred (\$200) dollars is to accompany this application and lease to reserve a space in our residence halls/University Terrace suites and University Terrace apartments. Both parent and student must sign the lease if the student is under age 18. If your plans to attend the institution for the Fall semester change, written notification of cancellation must be received by the Residence Life Office prior to May 31, 2016. For the Spring semester, written notification of cancellation must be received by the Residence Life Office prior to November 30, 2016. Please refer to items one (1) and two (2) in the Residence Hall/University Terrace Lease Agreement for cancellation and release expectations. Failure to notify this office by the appropriate date will result in forfeiture of the deposit. No refunds will be granted for cancellations received after the above dates. (Exception: Should the applicant be denied admittance to the college, a full refund will be made.)

Signature(s) and date are required. If the student is under 18 years of age, the student and parent/guardian must sign the lease before it will be processed.

Date	Signature of Student	Signature of Parent/Guardian
	Print Name	Student ID