

The University Residence Requirement is that all full-time students must live on campus or in Ashford University-arranged off-campus housing, unless, at the time of application for admission to the University, the student is married; has dependent children; has senior class status; is 21 years of age; is living with his/her parent(s) or court appointed legal guardian within 40 miles of Clinton, IA; or has applied for and received permission from the Director of Residence Life to live off campus. NOTE: Students must be aware that any change in residential status may affect his/her Financial Aid package.

In order to reside at a University Residence or within Ashford University-arranged off-campus housing, students must be at least 17 years of age at the commencement of occupancy.

The resident student shall provide the University a housing deposit of \$100 which shall remain with the University as long as the resident student is enrolled at the University and from which the University shall have the right to withdraw sums equal to the cost of damages, if not previously reimbursed by the resident student.

It is agreed between the student (and the student's parent or guardian if the student is under the age of 18), hereinafter called "the Resident," and Ashford University, hereinafter called "the University," as follows:

1. The University, in consideration of the payments specified, agrees to furnish the assigned residence to the named student, clean and in good repair at the commencement of occupancy.
2. The University will not in any event or at any time be responsible for any damage to personal property of the Resident or of any other person by reason of fire or other casualty, or for damage or theft or other loss of such personal property of the Resident. Each Resident is responsible for his/her own insurance coverage against loss or theft, and the University strongly encourages all Residents to maintain fire, casualty, theft and personal loss insurance covering his/ her personal property while in residence. Items left in residence halls at the termination of this Agreement become the property of the University.
3. The Resident hereby agrees to keep the same residence in a clean and neat condition at all times and to assume full responsibility for all damages in his/her own room. In addition, the Resident fully realizes that it is his/her responsibility to prevent any damage to property whenever possible and to report any damage of which he/she is aware. The Residents of a room shall be held responsible for all costs associated with damage to the room or its furnishings beyond normal wear and tear.
4. Damages or excessive cleaning in public areas on the floor and stairwell (restrooms, lounges, study rooms) that are not attributable or chargeable to a specific individual or group shall be equally shared by the Residents of the living area where those damages occur.
5. The University shall not be held liable to the Resident or invitees for injuries that might result from the use of the premises.
6. The Resident understands and agrees that it is his/her personal responsibility to know and abide by the rules and regulations of the University as published in the University Catalog and the Residence Life Handbook, and the same may be amended by the University and to know and abide by other published University rules and regulations. The Resident agrees to ensure all of his/her guests comply with all such rules and regulations. The Resident accepts this responsibility and recognizes that should he/she fails to comply with any or all of the terms under this written Agreement or such rules and regulations, he/she may be subject to a disciplinary sanction, a fine, dismissal from University Residences within 48 hours, and/or suspension or dismissal from the University. The University reserves the right to deny accommodations to any student whose conduct has been deemed unacceptable for residence hall living; reassign the remaining occupants of a room whenever any vacancy in occupancy occurs; and to reassign the occupants when, in the University's judgment, it is in the best interest of the residence system. A Resident whose roommate moves out, or does not return for the subsequent semester, has the option of moving into another room, or to invite another student to move into his/her room to maintain the double room rate, or to pay the single room rate for the remainder of the semester. In any case, it is the responsibility of the Resident to make appropriate arrangements with the Director of Residence Life.
7. Because of fire hazards, the Resident agrees to have no hot plates, electric heaters, open heating elements, candles, incense, or kerosene lamps in any University Residence. Resident agrees not to affix, exhibit, attach or allow any electric signs or inappropriate objects to be placed in any window, door, or exterior wall of the premises without first obtaining the University's written consent. Residents living in a University Residence also agree to have no refrigerator larger than 3.8 cu. ft., (unless installed by the University). Resident agrees to have no pets, except fish in tanks smaller than 1 gallon, at any time in any residence of the University. Resident agrees to accept full responsibility for the behavior and actions of all guests. Possession or use of firearms, firecrackers, smoke bombs, explosives, or lethal weapons of any kind are not permitted on campus at any time and may result in suspension or other sanctions as provided in the Student Handbook, University Catalog, or other published University regulations.
8. Possession of University keys and key cards other than those issued to the Resident is not permitted. Duplication of any University key or key card is not permitted and may result in suspension or other sanction as provided in the University Catalog or other published University regulations. Loss or failure to return key or key cards to the University at the termination of this Agreement will result in a replacement fee, the amount of which will depend upon the number of locks, keys, card readers and key cards affected and based upon the schedule of the cost of replacing locks, keys, card readers and key cards on file in the Residence Life Office at the time of loss.
9. Room assignments will be made upon deposit. The University will attempt to honor the room assignment preferences expressed by the Resident, but reserves the right to reassign the Resident to other rooms or residence halls when necessary. The University does not discriminate in employment or in its educational programs and activities on the basis of race, color, national or ethnic origin, religion, sex, age, disability, sexual orientation, or veteran status. The University is an equal opportunity employer and complies with all federal, state, and local laws.
10. The University reserves the right for authorized personnel to enter any room at any time for the purpose of inspection, repair, maintenance, or ensuring the safety of Residents. The University also reserves the right to search rooms in accordance with the procedures established in the current Student Handbook or other published University regulations.
11. Resident is obligated hereunder to pay the entire year's Room and Board Plan regardless of whether the Resident ceases during said year to occupy the premises herein except in the following cases: a) Students, when granted the permission of the Director of Student Success to terminate this Agreement at the end of any semester; b) Students may terminate this Agreement for the following reasons and are exempt from the charge: 1) marriage, 2) disciplinary or academic suspension, or dismissal, 3) withdrawal from the University. In such cases, however, the rent (room and board) paid for the current semester will not be refunded. Decisions regarding room and board refunds are solely at the discretion of the University and are final. The University reserves the right to reassign the room in its sole discretion.
12. In the event the premises or part thereof are destroyed or substantially damaged by fire or other unavoidable accident so as to render it unfit for the Resident's use, the University shall not be obligated to rebuild said premises. If said premises shall remain unusable for a period in excess of 30 days, the Resident shall have the option of terminating this contract by giving written notice to the University or of reserving the right to occupy the premises when the same is rebuilt and becomes available. During the time the Resident is unable to use said premises or any part thereof, the Resident shall not be obligated to pay any portion of the Room and Board Plan, but the University shall not be liable to the Resident for loss of use of the premises, including the expense of alternate accommodations.
13. The rights granted to the Resident pursuant to this Agreement are personal to the Resident and are not assignable to any other person. The Resident may not sublicense, encumber or otherwise transfer any of his or her rights or privileges under this Agreement at any time.
14. In the event the Resident desires to remain in residence during Winter and/or Summer break or other break, the Resident must complete an Extended Term Housing Addendum and submit it in advance for approval by the Director of Residence Life.
15. For Residents assigned to rooms in Ashford-arranged off-campus housing:
 - (a) All rules and regulations applicable to the campus set forth in the University Catalog shall apply to University-arranged off-campus housing, as well.
 - (b) Resident hereby agrees to observe the additional policies of occupancy prescribed by the owner of the Ashford arranged off-campus housing.