

LAST NAME (PRINT)

FIRST (PRINT)

TERMS & CONDITIONS

This document (referred to as the "Contract") forms a complete understanding between Finlandia Hall residents and Finlandia University, as the owner and operator of the housing and dining facilities on the Finlandia University campus. This Contract will explain to residents all of the rights and responsibilities that govern resident's use of the residence halls and dining facilities

UNIVERSITY HOUSING REQUIREMENTS

Finlandia University requires all students to live in Finlandia Hall while enrolled in classes, except those students who have met the appropriate criteria to live off campus.

I. FEES AND CONTRACT TERMINATION

- A. THE TERMS OF THIS AGREEMENT ARE FOR THE ENTIRE ACADEMIC YEAR. The contract will be terminated only upon completion of the academic year or graduation. Residents with extreme and unusual circumstances may wish to be released from their residence hall contract. The University may consider only those requests from residents that have incurred a significant change in circumstances beyond their control since the date their contract became effective. It is at the University's discretion whether or not the change in circumstance fits the category of extreme and unusual. In all cases, room and board charges will continue until the student checks out in accordance with established University procedures.
- B. Finlandia University reserves the right to terminate this contract and take possession of a room for violating the terms and conditions of this housing contract or any rules, regulations, or policies of the University, any municipal, state, or federal laws, or the University's Student Code of Conduct or failure to pay any fees under this housing contract. Residents will be given written notice of the termination and a specific date by which to vacate on-campus housing. If a resident's housing contract is terminated pursuant to this paragraph, the residents will not be entitled to a refund and is responsible for payment for the entire academic year. Charges for the remainder of the housing contract will be applied to the resident's student account at the time of termination
- C. Residents that properly check out of the residence hall prior to the published drop/add date will not incur room and board charges, but rather a fee ranging from \$300.00 - \$750.00 dependent on the amount of time the resident resided in Finlandia Hall. Residents that properly check out of the residence hall after a complete withdrawal of all classes after the end of the published drop/add date will be responsible for room and board charges for the full semester.
- D. Single rooms are billed at an additional \$850.00 per semester and are only offered when available.
- E. Residents are assigned their room rate based on double occupancy. ***Room rates are increased when the room occupancy decreases at any time during the academic year. Students are responsible for room consolidations if they wish to avoid an increase in rates.***
- F. Finlandia University reserves the right to adjust room and board charges during the year if, in its opinion, such adjustments are necessary. In establishing board rates, consideration has been given to expected absenteeism and no allowances can be made for meals missed.

II. CONDITIONS OF ASSIGNMENT

- A. Submission of this contract does not guarantee accommodations in the residence halls. Should the University have more applicants than it has regular rooms available, it reserves the right to assign applicants *without prior notice* to temporary accommodations until regular accommodations become available. When the demand for housing exceeds the number of regular accommodations available, residents may be assigned to converted accommodations. Converted accommodations are regular student rooms with one additional resident assigned over the normal capacity, (two residents to a single occupancy room, three residents to a double occupancy room). Residents in converted rooms will be assigned to regular accommodations as vacancies occur.
- B. It is the policy of the University not to discriminate on the basis of gender, race, age, physical ability, or religion in the assignment of residence hall rooms.
- C. Finlandia University reserves the right to make and adjust room assignments as necessary.
- D. No resident shall sublet or assign his or her assignment to another person. No unauthorized persons are allowed to reside in the rooms.
- E. Finlandia University *may* require residents to vacate University housing accommodations if they fail to maintain full-time student status (12 credits) or if they are not making satisfactory academic progress.

III. GENERAL CONDITIONS

- A. The resident agrees to comply with all University rules and regulations set forth in the University Student Handbook. Residents will be held accountable for any violations of these regulations.

Finlandia University Housing Contract 2020/2021

- B. The resident shall not use the residence hall rooms or public areas in a manner, which is detrimental to the health, safety and welfare of the hall community. No pets are allowed in the residence halls. *EXCEPTION: Fish in a 10-gallon tank or smaller if properly kept clean and maintained.*
- C. The University staff may enter residence hall rooms according to established University policy (Refer to Room Entry Procedure in Student Handbook).
- D. The University is not liable for the loss of and / or damage to money, property, vehicles, or valuables belonging to the residents or guests. The resident is responsible for acquiring any liability and property damage insurance if so desired.
- E. Residents are responsible for removing their personal possessions within 24 hours of checking out of a residence hall room. Residents can request extra time for storage from the Director of Residence Life. After 24 hours, the possessions become the property of Finlandia University. If the possessions have a cost for disposal, the cost will be added to the student's account.
- F. The resident accepts full responsibility for the condition of the assigned room and furnishings. The resident acknowledges they are responsible to pay all damages caused while occupying room. Finlandia University reserves the right to assess residents for damages to community areas of the residence hall.

IV. ROOM DAMAGES

Room condition forms, which assess the condition of residence hall rooms, are to be completed and submitted to a Resident Assistant within 24 hours of student occupation. Failure to complete a room condition form within 24 hours will lead to charges for all damage in the room. At any time when a student vacates a residence hall room, the Residence Life staff will inspect the room for any damages that may have occurred. Students are not permitted to paint, panel, shingle, use contact paper, or in any way change the appearance of their room without written permission from the Director of Residence Life. Failure to check out properly may result in a \$50.00 fine in addition to accumulated room fines.

V. KEYS

Residence hall students are issued a room key and a mail key upon check-in to the residence hall. In accepting these keys, the student agrees not to lend them to others, not to duplicate them, and to maintain possession and control of them at all times. All lost or stolen keys must be reported to the Campus Safety and Security Department within 24-hours, and replacement keys must be purchased. The fee for replacement keys are as follows:

Interior: \$75.00 Mail: \$25.00

These fees are applied to the replacement of locks and keys. Students must pay for lost keys at the office of Student Accounts and are required to show a receipt prior to being issued new keys by the Campus Safety and Security Department.

VI. Meal Plans

A meal plan is required of all resident students. Food service will be provided when the University is in session. Meal plans are not transferable and must be presented at all meals. No food, beverage, trays, dishes, utensils, etc., may be removed from the Finlandia Hall Cafe, with the exception of authorized to-go containers. Meal plan options and services are described on the University's website and may change from time-to-time, at the University's discretion. Meal plan usage and dining facilities may be unavailable or limited during academic recesses, or during special events on campus. As such, it is the resident's responsibility to plan ahead for these occasions. Should the University need to close due to a Force Majeure Event as defined in section VIII, residents will not be reimbursed for unused meal-card swipes.

VII. COVID-19

A. Residence Hall students will understand that COVID-19 is a highly infectious, life-threatening disease declared by the World Health Organization to be a global pandemic. COVID-19's highly contagious nature means that contact with others, or contact with surfaces that have been exposed to the virus, can lead to infection. Additionally, individuals who may have been infected with COVID-19 may be asymptomatic for a period of time, or may never become symptomatic. Because of its highly contagious and sometimes concealed nature, it is currently very difficult to control the spread of COVID-19 or to determine whether, where, or how a specific individual may have been exposed to the disease. Students will understand that minimizing the rise of COVID-19 infections is a shared responsibility. Although Finlandia University is taking appropriate steps in accordance with established guidelines, the risk of contracting COVID-19 cannot be eliminated. By residing in Finlandia University housing, residents understand that this risk continues to exist and voluntarily choose to do so.

B. To protect the Finlandia University campus and community visitors and guests are not allowed in campus buildings during this time. Invited guests such as contractors and other personnel are allowed only with explicit permission and are expected to use precaution when entering buildings.

C. Finlandia University reserves the right to reassign individuals to different rooms, housing wings, different floors of Finlandia hall, or off campus overflow spaces at any time based on COVID-19 related concerns, including suspected or confirmed cases, quarantine and isolation orders or guidance, or other official health guidance. ;

Finlandia University Housing Contract 2020/2021

D. The Finlandia University conduct board, the Director of Residence Life, or designee, may terminate residence and dining service privileges if a resident violates Finlandia University COVID-19 policies or refuses to comply with a valid federal, state, local or a University health and safety directive. This includes, but is not limited to, eliminating guests from residence hall rooms, wearing protective equipment such as masks, and being directed to isolate or quarantine due to heightened COVID-19 risk factors such as recent travel from areas with high-rates of community transmission of COVID-19, experiencing symptoms of COVID-19, and known exposure to another individual with confirmed or suspected case of COVID-19.

E. Finlandia University has the right to require the following residents to undergo regular testing for the COVID-19 virus and to report those results to the University confidentially; require you to participate in all contact tracing efforts; place limitations and/or conditions on residents ability to utilize common areas in the residence halls and non-residential spaces on campus; and/or require residents to vacate the residence halls for all or a part of the academic semester or year

F. Should the University need to close due to a Force Majeure Event as defined in section VIII, residents will not be offered relief from contract obligations based on the discontinuation of in-person instruction and will not be reimbursed for the remainder of the academic year. Residents will not be offered relief from Spring housing contract obligations based upon periods that in-person instruction will not be offered, that are announced during the Fall semester.

G. The COVID-19 pandemic is an evolving situation and these directives may change at any time.

VIII Force Majeure.

For purposes of this Contract, the term "Force Majeure Event" means any event which, whether or not foreseeable, was not caused by the University, but which results in the University being unable to comply with any or all of its obligations under this Contract.

Finlandia University has no liability to residents for its failure to perform any terms or conditions of this Contract due to a Force Majeure event, even if that failure to perform results from the closure or partial suspension of the residence life operations and residence halls resulting from a Force Majeure Event.

My signature acknowledges that I have read and understand the Finlandia University Housing Contract and agree to the terms and conditions.



Signature of Student

Date



Signature of Parent/Legal Guardian (If
student under age 18)

Date