UW Housing
9-Month Agreement
September 17, 2024–June 14, 2025

Definitions
For purposes of this Agreement, the terms below have the following meanings:

9-Month Housing: Residence hall and apartment-style residence hall housing that is on an Agreement Period aligned with academic year dates.


Agreement Period: From September 17, 2024, or beginning on the assigned Check-in date, through noon on June 14, 2025.

Agreement Termination, Terminate: Ending the Agreement after Check-in and before June 14, 2025. For Terminations before Check-in, see Cancellation.

Cancel, Cancellation: Ending the Agreement before Check-in. For Cancellations after Check-in, see Agreement Termination.

Check in, Check-in: Obtaining Room keys from HFS regardless of whether the student is physically occupying the space.

Check out, Checkout: Returning keys to the location designated by HFS.

Common Areas: All areas in an apartment or cluster other than the student’s Room including, but not limited to, lounges, living rooms, bathrooms, balconies, hallways and kitchens.

Defer, Deferment: Requesting to postpone assignment start date to a future quarter.

Dining Plan: Funds specifically allocated for use within HFS dining facilities based on the Dining Plan level selected by the student.

First Out-First In: A process used by HFS to determine if and when an Agreement Holder who has Checked out may be released from the financial obligations of this Agreement.

HFS: Housing & Food Services, a department of the University of Washington.

Husky Card: A University identification card with many uses including access to HFS facilities, the Dining Plan, and the Husky Card Account.

Husky Card Account: A debit account for use in HFS laundry facilities, HFS dining facilities, and for select on-campus services.

Occupancy Period: The period commencing at Check-in through noon on June 14, 2025, or through Checkout, whichever occurs first.

Prepayment: A payment of $500 is required to apply for a Room within the Residence Hall System.
Residence Hall System: Alder Hall, Elm Hall, Hansee Hall, Lander Hall, Madrona Hall, Maple Hall, McCarty Hall, McMahon Hall, Mercer Court buildings A–C, Oak Hall, Poplar Hall, Stevens Court, Terry Hall, Willow Hall and any space assigned by HFS.

Room: A space assigned to the student within University Housing.

Room/Apartment Condition Report: The form used to identify the condition of Rooms and Common Areas.

Room Change: Moving from one Room to another Room within University Housing.

Roommate: Students assigned to share a Room and/or Common Area (i.e., Roommates, clustermates and apartmentmates).

University: The University of Washington, Seattle campus.

University Housing: The entire network of University housing operations including the Residence Hall System, 12-month apartments, family housing and facilities operated in a public-private partnership with the University including Commodore Duchess and Radford Court.


1. I agree to all terms and conditions of this Agreement and acknowledge this Agreement is binding once I electronically sign and submit it online.

2. This Agreement is entered into by and between the University and me, a University student, for my use and occupancy of a Room in the Residence Hall System according to the terms specified herein. This Agreement is a legal and binding document between the University and me.

3. If I am younger than 18 years of age at the time I submit my housing application and Agreement, my parent or legal guardian must complete the 2024–25 Cosigner Agreement within two weeks of my application submission.

4. The University and I intend for this Agreement to constitute a license for the use of a Room and Common Areas in the Residence Hall System as assigned by HFS, and further intend that this Agreement will not constitute a lease and will not create or transfer an interest in or a lien upon real estate. The relationship created by this Agreement between the University and me is that of licensor and licensee, not that of landlord and tenant. My use and occupancy are being provided incidental to the provision of educational services by the University.

5. I may not transfer or assign this Agreement, or the right to occupy my assigned Room, or any other rights or benefits granted hereunder, to another person.

6. This Agreement is for the entire Agreement Period, including autumn quarter 2024, winter quarter 2025, and spring quarter 2025.

7. The information provided by me in my housing application is true, complete and accurate. If the University determines that I have provided untrue, incomplete or inaccurate information, the University will have a basis to declare me in breach of this Agreement, take disciplinary action against me, and/or require that I Check out of University Housing immediately.

8. All charges in this Agreement for the related service or action represent a reasonable approximation of the University’s administrative costs, and I will be financially responsible for all payments as stated in this Agreement.

9. My primary cell phone number will be provided to the University for use by the University’s emergency alert system. For more information visit the UW Alerts webpage.

10. My failure to comply with any term of this Agreement shall be grounds for the University to declare me in breach of this Agreement and require that I Check out of University Housing, and may result in other
action against me by the *University* including, but not limited to, disciplinary action, *Termination* of this *Agreement*, future ineligibility to reside in *University Housing*, and collection of outstanding debt and recovery of collection agency fees as stated in Section 13.9.6.

11. *HFS* will not disclose information relating to my student record, housing account, application, and assignment information as required by state and federal law including, but not limited to, FERPA, except as stated in Section 7.5. I may authorize the release of information at [MyHFS](#).

12. If I am seeking accommodation for a disability, I must submit a Disability Resources for Students (DRS) *Housing Accommodation Request Form* by the deadline. Additional information is available on the DRS website. *HFS* cannot proceed with disability accommodation without direction from DRS.

13. If I have a special dietary need, I will schedule a [dining consultation](#) with UW Dining’s Wellness Specialist.

14. The *University* shall have the right without notice to transfer and/or assign, in whole or in part, its rights and obligations under this *Agreement*. To the extent that the assignee assumes the obligations of *HFS* under this *Agreement*, the *University* shall thereupon and without further *Agreement* be released of all liability under this *Agreement*.

15. This *Agreement* may be amended with a 30-day notice by the *University* during the term of this *Agreement*.

2. **Eligibility**

1. I represent and warrant that I am eligible to reside in the *Residence Hall System* because I meet and will maintain for the *Occupancy Period* all of the following eligibility criteria and expectations:
   
   2.1.1. I currently am or have been accepted as a student at the *University*, and I will maintain my status as a registered *University* student.
   
   2.1.2. I am or will be at least 17 years of age at the time I *Check in*.
   
   2.1.3. I have not been dismissed from any *University Housing* facility nor has the *University* ever *Terminated my Agreement*, contract or lease, or filed a Termination of *Agreement* or unlawful detainer action against me for any *University Housing* facility.
   
   2.1.4. I have not vacated at the request of the *University’s* designated property management company in lieu of legal Termination of *Agreement* from any *University Housing* facility.

2. If at any time after I have submitted this *Agreement* I become ineligible under the eligibility criteria stated above to reside in the *Residence Hall System*, I agree to inform *HFS* in writing at [hfsinfo@uw.edu](mailto:hfsinfo@uw.edu) of my ineligibility within 24 hours of becoming ineligible and to *Check out* as described in Section 19 within 72 hours of becoming ineligible, unless I am required to vacate earlier as described in this *Agreement*.

3. **Criminal Offenses**

1. If I have been arrested for, with prosecution ongoing, or convicted of a sex offense; or have entered a deferred adjudication agreement relating to a sex offense; or have been or currently are under active supervision by any state, territory or foreign country related to a sex offense; or have been or are required to register as a sex offender; I must notify *HFS* in writing at [hfsinfo@uw.edu](mailto:hfsinfo@uw.edu) at the time this *Agreement* is submitted, and I acknowledge that the *University* has the discretion to determine whether my application to reside in *University Housing* should be accepted, and to assign me to a particular *Room* deemed appropriate by the *University*. 

3 FINAL 2-27-2024
2. If after submitting this Agreement and my housing application I am arrested for, convicted of, or found to have committed a sex offense; enter a deferred adjudication Agreement relating to or placed under active supervision by any state, territory, or foreign country relating to a sex offense; or required to register as a sex offender; I will inform HFS of my offense in writing at hfsinfo@uw.edu within 24 hours. I further agree that I will provide HFS with all requested information regarding the event(s) at issue. HFS has the discretion to require that I Check out within 24 hours of said notification unless HFS provides me with written permission to remain in University Housing. Even if I am given written permission to remain in University Housing, HFS retains the ability to change that determination and require I Check out as additional information is obtained.

3. I will provide the University with any information it requests related to my offense(s) in order for the University to make a determination of my eligibility to reside in University Housing based on the best interests of the University.

4. Agreement Period and Check-in Dates

1. The duration of this Agreement and the charges outlined in this Agreement is for the period of September 17, 2024, through noon on June 14, 2025.

2. Check-in dates and times for each quarter covered by this Agreement are:

<table>
<thead>
<tr>
<th>ACADEMIC QUARTER</th>
<th>CHECK-IN DATE AND TIME</th>
</tr>
</thead>
<tbody>
<tr>
<td>Autumn Quarter</td>
<td>September 17–20, 2024 (Specific appointments will be provided with Room assignment information.)</td>
</tr>
<tr>
<td>Winter Quarter</td>
<td>At or after 8 a.m. on January 5, 2025</td>
</tr>
<tr>
<td>Spring Quarter</td>
<td>At or after 8 a.m. on March 30, 2025</td>
</tr>
</tbody>
</table>

3. Any request to Check in after noon on the first day of instruction must be submitted in advance to HFS at hfsinfo@uw.edu.

4. If I am assigned to a Room after the Agreement Period begins, my Agreement will begin on my assigned Check-in date. My Check-in date will be provided with my assignment information.

5. Early Arrival Housing

1. I may request to move in early if I have a University-approved requirement to be on campus prior to formal Check-in (e.g., international student orientation, athletics, band, approved housing accommodation from DRS, HFS staff).

2. I must request and pay for early arrival housing separate from the 9-Month Housing application and payment.

3. HFS will notify me via my University email address as to whether my early arrival housing request is approved.

4. If I am assigned for early arrival housing, I must agree to pay for early arrival housing and dining charges for the early arrival period.

5. If my early arrival request is approved, I may be assigned to a temporary space for some or all of the early arrival period and must comply with Room Change instructions and deadlines sent by HFS to my University email address.

6. If I request early arrival housing after the deadline an expedite charge will be assessed. A list of incidental housing charges can be found on our website.
7. If I am approved for early arrival housing and Check in before the Agreement Period begins, the provisions of this Agreement begin on the date I Check in except as stated in Section 5.8.

8. If I Cancel my early arrival housing request, I will be charged based on the schedule listed on the HFS website.

9. If I Cancel my 2024–25 housing application after Checking in to my early arrival housing assignment but before the quarter begins:
   5.9.1. I will be subject to Cancellation charges per Section 6 of this Agreement.
   5.9.2. Once I have submitted my Cancellation, I will be required to Check Out.

6. Application Cancellation or Deferment
   1. I may Cancel or Defer my housing application (for future quarters during the Agreement Period) and Agreement before I Check in. Details about Cancellation and Deferment can be found on our website.
   2. If I wish to Terminate this Agreement after Check-in, I may do so as described in Section 18.

7. Room Assignment
   1. Submission of a housing application or Agreement does not guarantee me a Room in University Housing.
   2. I will be assigned based on my assignment priority to any available Room within the Residence Hall System regardless of rate including, but not limited to, a triple Room, apartment or temporary housing space.
   3. I may be assigned to any available Room regardless of assignment preferences expressed by me including, but not limited to, building, Room type, Living Learning Community, and Roommate request.
   4. I will accept my assigned Room in the Residence Hall System through the end of the Agreement Period.
   5. HFS will release my name, University email address, and telephone number to my assigned Roommate(s).
   6. HFS reserves the right to reassign me to a different Room at any time for any reason that is reasonable under the circumstances including, but not limited to, the welfare of residents, a violation of Community Standards or the Student Conduct Code, to accommodate facility operations or repair, to accommodate students with disabilities, to use available space more efficiently, or to further the best interests of the University and/or its community. I may be required to move with 48-hour notice.
   7. If a space is available in my Room, I may be assigned a Roommate without prior notification.
   8. If a space is available in my Room, I will keep the available space clean and accessible. If I fail to do so, I will be charged the daily Room rate for both the unavailable space and my assigned space until the space is clean and accessible, and I may be subject to disciplinary action.
   9. Residents are required to comply with requests from HFS to leave their assigned space within 24 hours due to COVID or other public health emergency, and failure to do so is a violation of the HFS housing Agreement and may subject a resident to emergency removal from their assigned space. Not all University Housing residential Rooms or buildings are appropriate for self-quarantine or self-isolation. In those situations where a resident is recommended to self-quarantine or self-isolate, residents may not be permitted to continue residing in their residential space, and HFS will attempt to provide alternative housing arrangements as needed. Removal from University Housing to isolate or quarantine does not constitute a Termination of a resident’s housing Agreement.
8. Dining Plan

1. I must select and pay for a Dining Plan level that I am eligible for except as stated in Section 8.13.
2. My Dining Plan funds may be used only in HFS dining facilities.
3. My Dining Plan works like a debit card, with the quarterly allotment deposited into my Dining Plan at the beginning of each quarter on the dates shown below:

<table>
<thead>
<tr>
<th>QUARTER</th>
<th>DINING FUNDS AVAILABLE FOR USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Autumn Quarter</td>
<td>8 a.m. on September 17, 2024</td>
</tr>
<tr>
<td>Winter Quarter</td>
<td>8 a.m. on January 5, 2025</td>
</tr>
<tr>
<td>Spring Quarter</td>
<td>8 a.m. on March 30, 2025</td>
</tr>
</tbody>
</table>

4. My Dining Plan funds are nonrefundable and nontransferable to any account including my Husky Card Account.
5. HFS will provide dining service from the first day of the quarter through midday on the last day of final examinations for each academic quarter. During Thanksgiving Break, Winter Break and Spring Break there will be limited or no service in the dining facilities.
6. The Dining Plan level I select will continue for each quarter through the end of this Agreement Period unless I change it on MyHFS.
7. If I wish to lower my Dining Plan level, I must do so by the following date:

<table>
<thead>
<tr>
<th>QUARTER</th>
<th>DEADLINE TO LOWER DINING PLAN LEVEL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Autumn Quarter</td>
<td>August 31, 2024</td>
</tr>
<tr>
<td>Winter Quarter</td>
<td>November 30, 2024</td>
</tr>
<tr>
<td>Spring Quarter</td>
<td>February 28, 2025</td>
</tr>
</tbody>
</table>

8. If I wish to increase my Dining Plan level, I may do so at any time except during the following periods:

<table>
<thead>
<tr>
<th>QUARTER</th>
<th>DINING PLAN CHANGE FREEZE DATES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Autumn Quarter</td>
<td>September 1–October 1, 2024</td>
</tr>
<tr>
<td>Winter Quarter</td>
<td>December 1, 2024–January 10, 2025</td>
</tr>
<tr>
<td>Spring Quarter</td>
<td>March 1–31, 2025</td>
</tr>
</tbody>
</table>

9. As long as I remain in residence, any balance remaining in my Dining Plan at the end of autumn quarter 2024 and winter quarter 2025 will carry forward to the next quarter. In addition, the next quarter’s Dining Plan level allotment will be added to my account. If I am assigned to a dining required area, I may not opt out of the quarterly dining distribution.
10. Any balance remaining in my Dining Plan will be forfeited at noon on June 14, 2025.
11. If I Check out prior to the end of the Agreement Period and remain registered for classes, any balance in my Dining Plan will remain available for use through noon on June 14, 2025, at which point any balance remaining in my Dining Plan will be forfeited.
12. If I Check out prior to the end of the Agreement Period and am no longer registered for classes, any balance in my Dining Plan will be prorated based on my Checkout date or usage, whichever is higher, and the remaining unused funds will be refunded.
13. If I am assigned to Mercer Court, Stevens Court, or a studio apartment, I will have the option to select any Dining Plan level or Cancel my Dining Plan by the deadline shown in Section 8.7.

14. Students with special diets will not be exempt from the Dining Plan.

15. Dining service, including where and how it will be offered to residents, is subject to the discretion of HFS and the University and is subject to modification to address public health concerns. Due to health and safety guidance adopted by the University or HFS, HFS may limit the occupancy of dining areas, limit the amount of time students and other customers may remain within HFS dining areas, or make other operational adjustments as needed to address health and safety concerns.

9. Prepayment

1. I will submit a $500 Prepayment at the time I apply for housing.
2. If I have been identified as eligible for Prepayment Deferment, I may apply for housing without submitting a Prepayment.
3. The Prepayment will be used to pay future charges for my housing and Dining Plan.

10. Room Charges

1. I will be charged for and will pay the Room rate for the Room type to which I am assigned. Housing rates are established by the University of Washington Board of Regents.
2. My Room rate includes electricity, gas, Internet access, water, sewer, and garbage services. A temporary failure in utility service is not a breach of this Agreement.
3. If I am assigned a Room before the Agreement Period begins and do not Cancel as provided in Section 6, I must pay the entire quarter of housing charges regardless of the date I Check in.
4. If I am assigned a Room after the Agreement Period begins, I must pay prorated housing charges based on my Check-in date assigned by HFS, even if I do not Check in on that date.
5. If I Cancel my application, I will be subject to Cancellation charges as stated in Section 6.
6. If I Terminate my Agreement, I will be subject to Agreement Termination charges as stated in Section 18.

11. Dining Charges

1. I will be charged for and will pay the Dining Plan rate for the level I select. Dining Plan rates are established by the University of Washington Board of Regents.
2. If I am assigned a Room before the Agreement Period begins and do not Cancel as provided for in Section 6, I must pay the entire quarter of dining charges regardless of the date I Check in.
3. If I am assigned a Room after the Agreement Period begins, I must pay a prorated dining amount based on my Check-in date assigned by HFS, even if I do not Check in on that date.
4. Any funds remaining in my Dining Plan will be forfeited at noon on June 14, 2025, except as stated in Section 8.12.

12. Other Charges

1. Emergency kit: I am required to purchase a 72-hour emergency kit provided by HFS at the beginning of my occupancy with HFS. I am only required to purchase one emergency kit during my occupancy with HFS.
2. **Laundry Charge**: I will be charged a quarterly fee for use of laundry as indicated on the incidental charges page.

3. **Incidental charges**: I will pay any incidental charges by the end of the month in which they are charged unless I **Check out** before the end of that month, in which case I will pay them before I **Check out**.

13. **Payments**

1. I will pay my HFS charges according to the dates shown in the table below:

<table>
<thead>
<tr>
<th>QUARTER</th>
<th>PAYMENT DUE DATE</th>
<th>LATE PAYMENT CHARGE APPLIED NO EARLIER THAN</th>
</tr>
</thead>
<tbody>
<tr>
<td>Autumn Quarter</td>
<td>October 11, 2024</td>
<td>October 16, 2024</td>
</tr>
<tr>
<td>Winter Quarter</td>
<td>January 24, 2025</td>
<td>January 29, 2025</td>
</tr>
<tr>
<td>Spring Quarter</td>
<td>April 18, 2025</td>
<td>April 23, 2025</td>
</tr>
</tbody>
</table>

2. If I fail to make payments as required by this Agreement, my Agreement and assignment may be **Terminated**. If my Agreement is **Terminated** by HFS, I will be required to move out and will be charged a **Termination** charge as shown in Section 18.

3. During my Occupancy Period, all billing adjustments and incidental charges placed on my account after the due date are due by the first day of the following month.

4. I may view my **Statement of Account** at any time.

5. HFS will submit charges directly to my financial aid/tuition account for electronic transfer of any available funds to my HFS account. I will be notified by email of any remaining amount due.

6. I will make payments in one of the following manners:

   13.6.1. With a Visa, MasterCard, American Express, Discover credit/debit card, or via Electronic Check ACH (domestic accounts only) in **MyHFS Account**; or,

   13.6.2. Online with an international account or 529 College Savings Plan (Payments made by a 529 account using Flywire must be coordinated with the 529 if the digital distribution option is available through your plan.) using **Flywire**; or,

   13.6.3. By mail with a check to University of Washington, Housing & Food Services, Financial Services Office, 1045 NE Campus Parkway, Box 355607, Seattle, WA 98195-5607; or,

   13.6.4. In person with a personal check or a cashier’s check at the HFS Student Services Office in 210 Lander Hall.

7. I may be assessed a late payment charge if my account is not paid in full by the payment due date. In addition, a **late payment charge** will be assessed after the fifth day of each subsequent month during which I have a past due balance.

8. If I have any questions about my account or if my payment will be late, I will contact the HFS Student Services Office in 210 Lander Hall (**hfsinfo@uw.edu** or 206-543-4059) before my account becomes delinquent.

9. If I fail to make payments after **Check-in** as required by this Agreement:

   13.9.1. **My Dining Plan and Husky Card Account** may be inactivated until my account is paid in full; and,

   13.9.2. HFS may contact the person(s) I have designated as authorized to receive my financial account information; and,
13.9.3. The University may declare me in breach of and Terminate this Agreement, Terminate my assignment and require that I Check out, and/or take further action against me including, but not limited to:

- Denying future applications for University Housing; and,
- Placing a hold on University registration, transfer of credits, transcripts and graduation; and,
- Assessing collection agency charges as outlined in Section 13.9.6; and,
- Assessing legal fees and moving and storage costs; and,
- Obtaining a legal judgment against me for any balance due.

13.9.4. If I wish to dispute any charges posted to my account, I must submit a waiver request within 60 days of the charge being posted to my account. I understand that waiver requests submitted more than 60 days after charges have been posted will not be considered, and I will be responsible for full payment of those charges.

13.9.5. After I Check out, all charges are due immediately.

13.9.6. The University reserves the right to the recovery of collection agency fees as authorized by RCW Chapter 19.16.500, which may be based on a percentage at a maximum of 40 percent of the debt in addition to the recovery of any outstanding balance, attorney fees, court costs and other collection costs including moving and storage costs.

13.9.7. I authorize the University, HFS and their respective agents and contractors to contact me regarding outstanding charges or repayment of outstanding charges at the current or any future number that I provide for my cell phone or other wireless device using automated telephone dialing equipment, artificial, prerecorded voice, or text messages.

14. Community Standards

1. I agree to abide by the Community Standards, which are appended hereto as Appendix A. I acknowledge that the Community Standards apply to me not only when I am in the building in which my Room is assigned but also while I am on any University Housing premises, which includes, but is not limited to, Common Areas, community centers, entry areas, hallways, parking areas, courtyards, terraces, decks, grounds, elevators, stairwells, playfields, and dining facilities.

2. I agree to abide by all regulations, policies and standards of the University and HFS. Should my guests or I fail to comply with the conduct regulations, policies and standards of the University and HFS including, but not limited to, the Community Standards and the Student Conduct Code WAC 478-121, the University may take disciplinary action against me pursuant to the Residential Life Conduct Process and/or the Student Conduct Code, except that, for allegations that, if true, would constitute sexual harassment (EDFR prohibited conduct) under WAC 478-121-605, disciplinary action against me will follow the process described in Part VII of the Student Conduct Code.

15. Room Changes

1. I may only make a Room Change with prior written approval by an authorized HFS staff member.

2. If I wish to change my Room, I must follow all Room Change procedures.

3. If HFS approves my Room Change request or I am required to make a Room Change as part of a disciplinary process, I will be assessed a nonrefundable Room Change charge.
4. If I do not follow proper Room Change procedures, I will be charged an improper Room Change charge in addition to the Room Change charge.

5. I will be required to pay the Room rate for the new Room effective the date my Room Change begins.

6. I must return my originally assigned Room keys to the location designated by HFS by my Room Change deadline. If my keys are not returned by the deadline, I will be assessed the daily rate for both Rooms until the keys to my originally assigned Room are returned, and I will be charged an improper Room Change charge.

7. If I make a Room Change without prior approval from an authorized HFS staff member:
   15.7.1. I will be assessed an unauthorized Room Change charge; and,
   15.7.2. I will be charged the daily Room rate for both Rooms until I have Checked out of my originally assigned Room or I have moved back to my originally assigned Room; and,
   15.7.3. I will be charged a Room Change charge if HFS approves my Room Change request; and,
   15.7.4. I may be assessed an improper Room Change charge if I do not follow proper Room Change procedures.

8. Prior to my Room Change deadline, I will remove all of my personal belongings from my Room and Common Areas and follow the cleaning guidelines. If I do not remove my personal belongings, HFS may pack and store and/or dispose of them at my expense. While HFS intends to make reasonable efforts to protect my belongings, I will not hold the University liable for any damage or loss.

9. If my keys are not returned by my Room Change deadline, I may be assessed a lock change charge in order to secure my Room, plus an additional charge for each unreturned key.

16. Entry and Inspection

1. When performing routine inspections and maintenance, the University will give me at least 48-hours’ notice of its intent to enter my Room or Common Area, and will enter only at reasonable times.

2. University custodial staff will routinely enter Common Areas including, but not limited to, McMahon Hall cluster lounges and bathrooms, in order to clean.

3. University staff, contractors and designees have the right to enter my Room and Common Areas, and I will not be given prior notice:
   16.3.1. In the event of an emergency;
   16.3.2. If I request or if my Roommate requests repairs or maintenance, which includes but is not limited to the submission of a work order;
   16.3.3. If my Roommate, including any person sharing my Room, apartment or cluster, moves out, for cleaning or maintenance;
   16.3.4. If University staff and/or University Police Officers are entering areas outside my Room unannounced to conduct rounds concerning health, safety or security checks, to enforce Community Standards and other policies, or to investigate possible criminal activity.

17. Cleaning, Alterations and Damages

1. Within one week of Check-in, I will inspect and, if necessary, submit a work order for any significant damage that requires urgent or immediate repair or missing items that require replacement. In addition, I will report any concerns about the Room condition as appropriate. Any damage or missing items not addressed through a work order or documented will be my responsibility and will be charged to me when I Check out.
2. I will report lost Room and/or apartment keys to my regional desk immediately. If, after 72 hours, I have not demonstrated to HFS that I have located my keys, any affected locks will be changed at my expense. I may be assessed a lock change charge in order to secure my Room, plus an additional charge for each unreturned key or building access card.

3. I will keep my Room and Common Areas clean, orderly and in good condition at all times and will properly dispose of garbage, recyclables and compost items in designated collection sites. I will be responsible for any charges that result from my failure to keep my Room or Common Areas clean, orderly and in good condition.

4. If I am assigned to a Room with a private or semiprivate bathroom, I will cooperate with my Roommate(s) to care for and maintain the bathroom, including providing cleaning supplies.

5. I will not make any repairs or alterations to any University Housing premises. If repairs are required, I must submit a work order.

6. If I or any guest of mine damages any HFS property, I will be responsible for the reasonable cost of repair, replacement, and/or cleaning as determined by HFS.

7. If any damage occurs in the Common Areas and/or shared areas of my Room and the responsible person cannot be determined, any charges for repair, replacement, and/or cleaning as determined by HFS will be divided equally among me and my Roommate(s).

8. HFS will implement and modify its cleaning protocols to address COVID or other public health emergencies in the interest of minimizing the spread of disease until deemed no longer necessary.

18. Agreement Termination

1. I may Terminate my Agreement after I check in. If I wish to Cancel this Agreement prior to check-in, I may do so as described in Section 6.

2. The duration of this Agreement and the housing and dining charges contained within this Agreement are for the period of September 17, 2024, through noon on June 14, 2025.

3. If I check out during autumn quarter 2024, winter quarter 2025, or spring quarter 2025 between September 17, 2024, and June 14, 2025:
   18.3.1. I must submit an Agreement Termination notice in advance of my checkout date at MyHFS; and,
   18.3.2. I will be responsible for paying all charges for my assigned Room for the entire Agreement Period; and,
   18.3.3. I will be responsible for all dining charges for the quarter during which I Check out; and,
   18.3.4. I will not be assessed dining charges for future quarters; and,
   18.3.5. I must Check out no later than the deadline shown below for the quarter during which I Check out; and,
   18.3.6. I may become eligible to have my Room charges prorated on a First Out-First In basis as described in Section 18.4; and,
   18.3.7. I will be charged an early Termination charge according to the table below:

<table>
<thead>
<tr>
<th>CHECKING OUT DURING</th>
<th>TERMINATION NOTICE SUBMITTED</th>
<th>CHECKOUT DEADLINE</th>
<th>EARLY TERMINATION CHARGE</th>
</tr>
</thead>
</table>

11 FINAL 2-27-2024
Autumn quarter (September 17–December 14, 2024) | On or before October 31, 2024 | By noon on December 14, 2024 | $500
---|---|---|---
Autumn quarter (September 17–December 14, 2024) | November 1–December 14, 2024 | By noon on December 14, 2024 | $500 + $15 per day late notice charge after the Agreement Termination Notice submission deadline
Winter quarter (December 15, 2024–March 22, 2025) | On or before January 31, 2025 | By noon on March 22, 2025 | $500
| February 1–March 22, 2025 | By noon on March 22, 2025 | $500 + $15 per day late notice charge after the Agreement Termination Notice submission deadline

4. I may be subject to additional daily Room charges if I move out during Winter Break or Spring Break.

5. If I Check out during autumn quarter 2024 or winter quarter 2025 without submitting an Agreement Termination notice:

   18.5.1. HFS will Terminate my Agreement for current and future quarters; and,
   18.5.2. I will be responsible for paying the full Agreement’s housing charges; and,
   18.5.3. I will be responsible for paying the current quarter’s dining charges; and,
   18.5.4. I will not receive a prorated refund of any of the current quarter’s dining charges; and, I may become eligible to have my Room charges prorated on a First Out-First In basis as described in Section 18.4; and,
   18.5.5. I will be responsible for paying the Early Termination charge and Late Notice charge as outlined in Section 18.2.

6. If I am determined to be eligible to participate in the First Out-First In process, my Room charges may be prorated as of the date an eligible student who is not currently an Agreement holder checks in to a Room in the Residence Hall System. HFS will make a reasonable attempt to reassign Rooms. The First Out-First In order is based on the resident’s Checkout dates.

7. If I withdraw from the University during the Agreement Period, I will not be charged an Early Termination charge or Late Notice charges. My housing and dining charges will be prorated as of my Checkout date provided that date is more than 10 days before the end of the quarter.

8. HFS will adhere to Agreement Termination requirements and charges as detailed in this Agreement, regardless of any change to the manner in which classes are delivered, as long as HFS continues to provide on-campus housing and dining as outlined in the Emergency Closures section of the HFS Housing Agreement.

9. I will not be charged an Early Termination charge or any Room charges for future quarters, although Late Notice charges as stated in Section 18.2 may still apply, if I provide documentation (not required for graduation) within five days of my Checkout date to HFS at hfsinfo@uw.edu that establishes one of the following pertains to my situation:

   18.9.1. I have completed my academic program or am graduating at the time of Checkout; or,
18.9.2. I am participating in a *University*-sponsored study-abroad program for *University* credit for the next academic quarter; or,

18.9.3. I am participating in an internship program for *University* credit located outside of *commuting distance* for the next academic quarter; or,

18.9.4. I am eligible based on armed forces exceptions per *RCW Chapter 59.18.220*. I must provide *HFS* with copies of any such military orders at *hfsinfo@uw.edu*; or,

18.9.5. If I am moving directly into Commodore Duchess, Radford Court, or another student housing property owned by the *University of Washington*:
   - I will be exempt from the $500 *Early Termination* charge;
   - I will be charged Late Notice charges if I submit my notice after the deadline stated in Section 18.2; and,
   - I will be responsible for *Room* charges through the *Checkout* deadline as stated in Section 18.2.

10. If I *Check out* during the final 10 days of the *Agreement*, between June 4, 2025, and June 14, 2025:
   18.10.1. I do not need to submit an *Agreement Termination Notice*; and,
   18.10.2. I will not be charged an *Early Termination* charge or Late Notice charges; and,
   18.10.3. I will be responsible for the full quarter’s housing and dining charges; and,
   18.10.4. I must *Check out* by noon on June 14, 2025, following *Checkout* procedures as described in Section 19.

11. If *HFS Terminates* my *Agreement* before the end of the *Agreement Period* for any breach of this *Agreement*:
   18.11.1. My *Agreement* will be *Terminated* for the current quarter and future quarters; and,
   18.11.2. I will be responsible for paying the $500 *Early Termination* charge; and,
   18.11.3. I will be responsible for paying all charges for my assigned *Room* for the entire *Agreement Period*; and,
   18.11.4. I will not receive a prorated refund of any of the current quarter’s housing and dining charges.

12. If I leave my *Room* permanently without formally *Checking out*, *HFS* will begin abandonment procedures, which includes contacting *Roommates*, neighbors, the registrar and other *University* departments to try to determine my whereabouts and intentions. Charges associated with abandonment include lock change and key replacement, moving, handling and storage of belongings, and cleaning or repair charges, in addition to any *Room* payment owed. *Room* charges may be prorated if *HFS* determines I am no longer a student at the *University*.

19. **Checkout**

1. When I *Check out* of my *Room*, I will follow proper *Checkout procedures*.
2. If I am *Checking out* prior to the end of the *Agreement Period*, I will follow *Agreement Termination* procedures stated in Section 18.
3. Prior to my *Checkout*, I will remove all of my personal belongings from my *Room* and *Common Areas* and follow the *cleaning guidelines*. If I do not remove my personal belongings, *HFS* may pack and store and/or dispose of them at my expense. While *HFS* intends to make reasonable efforts to protect my belongings, I will not hold the *University* liable for any damage or loss.
4. If I do not return my Room keys by the date I provided on my Agreement Termination notice or at the end of the Agreement Period, whichever comes first, I will be assessed a lock change charge in order to secure my Room, plus an additional charge for each unreturned key. I will also be assessed other applicable charges for unreturned items and/or labor charges as shown in the incidental housing charges.

5. When I Check out, I will leave my Room and Common Areas and all furnishings in good order and repair except for reasonable wear, and pay any repair, replacement and/or cleaning costs as determined by HFS.

6. If I Check out and do not have a pending application or future assignment, any applicable refund will be returned to me. If the refund is returned to HFS for any reason, the money will be held for one year by HFS before remittance to the Washington State Department of Revenue.

7. It is my responsibility to keep my local address and permanent address current through MyUW.

8. Any balance in my Dining Plan will be forfeited at noon on June 14, 2025.

9. Any balance in my Husky Card Account will remain in my account when I Check out and will be refunded to me upon written request from my University email account to huskycrd@uw.edu.

20. Emergency Closures

1. The University’s inability to make a Room available to me for any reason beyond the University’s control including, but not limited to, natural disaster, fire, flood, earthquake, condemnation, pandemic, epidemic, endemic or other public health emergency, quarantine, utility malfunction, infestation, or other emergency or force majeure event shall not constitute a breach of this Agreement by the University. In such circumstances, the University shall have no liability to me in any way for injuries, reimbursement, damages, inconvenience, annoyance, or compensation of any kind. The University may attempt to find, but cannot guarantee, an alternative space for me. If the unavailability of my Room or an alternative space persists for more than 72 hours, I may Terminate this Agreement and Check out during said unavailability without penalty provided that I shall be responsible for all financial obligations incurred up to the date of such Termination. The University agrees to provide me with a pro rata refund, calculated from the date of such Termination to the end of the Agreement Period, of any prepaid housing and dining payment made to the University. Upon resumption of standard operations, Agreement Termination requirements and charges will apply as described in Section 19.

2. If the University closes all dining facilities for emergency reasons or due to the emergency closure of the University, HFS agrees to provide a pro rata refund of my Dining Plan balance based on the number of days in which all dining facilities covered by the Dining Plan were unavailable for one or more meal periods and the number of days in this Agreement, excluding all days on which the dining facilities were scheduled for closure prior to the emergency.

21. Injury or Property Loss

1. The University shall not have any responsibility or provide any compensation for any injury to me or any guest of mine, or for loss or damage to my property or that of any guest of mine, except to the extent caused by the University’s negligence. I acknowledge that the University recommends that I carry appropriate insurance against such injury, loss or damage. I acknowledge that the University does not promise, warrant or guarantee the safety or security of me or any guest of mine, or of my personal property or the personal property of any guest of mine against the actions of other parties.
2. Nothing in this Agreement shall be construed as being intended to protect any person or class of persons from injury or harm.

3. If there is loss of or damage to my property or that of any guest of mine for any reason beyond the University’s control including, but not limited to, natural disaster, fire, flood, earthquake, condemnation, pandemic, quarantine, utility malfunction, infestation, or other emergency or force majeure event, the University shall have no liability to me or any guest of mine for reimbursement, damages, inconvenience, annoyance or compensation of any kind.

22. Severability and Choice of Law

1. The provisions of this Agreement are intended to be severable. If any term or condition is determined to be invalid for any reason, the remaining provisions of this Agreement shall continue to be valid and enforceable.

2. This Agreement shall be governed in all respects by the laws of Washington State. The parties agree that any legal action related in any way to this Agreement shall be brought exclusively in King County, Seattle, Washington.

23. Community Health Standards

1. I will adhere to vaccination requirements established by HFS, the University, and/or Public Health—the city of Seattle, King County and Washington State.

2. I understand there is increased risk in the spread of viruses, such as COVID-19, when people live in close proximity with one another, such as in University Housing. I am assuming such risk by signing this Agreement.

3. I understand that all residents are prohibited from behavior that would create a health or safety hazard within University Housing, and the University may request or require a resident to leave University Housing if their continued presence in the housing community poses a health or safety risk for community members. I will comply with health and safety laws, orders, ordinances, regulations and health and safety guidance adopted by the University or HFS as it relates to public health crises including COVID. This guidance will evolve as the public health crisis evolves and may include, but is not limited to, social and physical distancing, limitations on gatherings, wearing a face covering, COVID diagnostic and surveillance testing including before or upon arrival to campus, contact tracing, disinfection protocols, limitations on guests into University Housing, and quarantine/isolation requirements including before or upon arrival to campus. Adherence to health and safety requirements applies to all University residents, staff and visitors, and extends to all areas of University Housing, including Rooms, apartments, bathrooms, community kitchens, lounges, study rooms, courtyards, Common Areas, dining facilities and other communal spaces. Some areas of University Housing may have different requirements than others. Requirements relevant to each area will be provided to residents as necessary.

Appendix A: Community Standards

A. Conduct

1. I will respect the rights, privileges, property, and privacy of other members of the University community and visitors to campus.
2. I will refrain from any conduct that would interfere with University operations or endanger the health, welfare, or safety of other persons, myself or animals used by persons with disabilities.

3. I will refrain from any conduct that, in the University’s sole judgment, would violate any city, county, state or federal laws. This conduct includes, but is not limited to, theft, robbery, possession of stolen property, damage to or unauthorized possession, use or removal of University property, gambling or wagering activities, directing lasers at any person or mode of transportation, and the unauthorized use of any University service (e.g., Husky Card, building access cards, authorization codes).

4. I am subject to the Student Conduct Code for the University of Washington.

5. I will comply with the directions of University officials and their authorized agents acting in the performance of their duties.

6. I will not provide false information to or withhold material information from any University staff member or agent acting in the course of their duties.

7. I and my guests will present Husky Cards or other identification to authorized University staff upon request.

8. During posted Quiet Hours, I will refrain from making noise (e.g., loud talking, volume of electronic equipment) that can be heard beyond the boundaries of my Room, apartment, or any space I am visiting. Quiet Hours begin at 10 p.m. on the evenings before University classes are in session and at midnight on all other nights. Quiet Hours end each day at 10 a.m. Exceptions: Quiet Hours are in effect at all times in Hansee Hall. Quiet Hours are in effect 24 hours a day beginning the Wednesday before Finals Week of each quarter and extending through the end of Finals Week.

9. I will refrain from making excessive noise (e.g., loud talking, volume of electronic equipment) even outside the designated Quiet Hours and areas.

10. I will refrain from engaging in sports activities and/or using recreational equipment including, but not limited to, bicycles, skates, skateboards, drones, balls, Nerf guns and Frisbees within all University Housing buildings including, but not limited to, Rooms, Common Areas, lounges, terraces, decks, bathrooms, hallways, stairwells, and dining areas.

11. I will not commit any act of dishonesty including, but not limited to, personal misrepresentation, knowingly furnishing false information to the University, forgery, and the alteration or fraudulent use of documents including electronic documents or instruments of identification (e.g., misuse of electronic mail systems and computers including unauthorized/illegal access to University-owned Ethernet connections).

12. I will not use language or engage in other behavior that is threatening and that is directed toward any person, including myself.

13. I will not participate in any action or situation involving physical or mental abuse, harassment, bullying, cyberbullying, intimidation, hazing, pranks and/or other conduct that recklessly or intentionally endangers or threatens the health, safety, or welfare of any person or results in damage to University property.

14. I will not participate in conduct that violates the University’s policies regarding sexual misconduct as defined in the Student Conduct Code for the University of Washington (Title 478-121 WAC).

15. I will not use my Roommate’s possessions without their prior consent.

16. I will not use technology and/or electronic devices to make a video, audio, or photographic recording of any student in the residence halls without their prior knowledge and without their effective consent.

17. The University of Washington prohibits student organizations and athletic teams from engaging individually or collectively in hazing activities. Information on the dangers of hazing, prevention strategies, and reporting is available on the UW Hazing Prevention and Response website: https://www.washington.edu/cssc/hazing-prevention/.
B. Substance Use

1. I will not possess, use, purchase or be under the influence of alcohol if I am less than 21 years of age.
2. I will not be visibly intoxicated even if I am of legal drinking age.
3. I will not knowingly be in the presence of alcohol if I am less than 21 years of age. Exception: If my assigned Roommate is 21 years of age or older, they may possess or consume alcohol in my Room or apartment in accordance with applicable policies.
4. I will not provide or serve alcohol to anyone less than 21 years of age, nor will I host or promote an event where alcohol is present and any guest who is less than 21 years of age is in attendance.
5. I will not possess alcohol containers if I am less than 21 years of age.
6. I will not possess or consume alcohol in public places including, but not limited to, lounges, Common Areas within clusters, study rooms, hallways, entryways, elevators, stairwells, balconies, terraces, and decks. If the door of a Room is open, the Room is considered a public place.
7. I will not manufacture or sell alcohol either directly or indirectly.
8. I will not display advertisements of alcohol that are visible from outside of my Room.
9. I will not possess, share, sell or use kegs, beer bongs, beer balls or other common-source containers of alcohol, nor will I possess a large quantity of alcohol or alcohol containers intended for or used by a group rather than an individual.
10. I will not allow possession, consumption, or storage of alcohol at any time in my Room or apartment if I am less than 21 years of age. Exception: If my assigned Roommate is 21 years of age or older, they may possess or consume alcohol in my Room or apartment in accordance with applicable policies.
11. I will not use, possess, possess with intent to deliver, deliver, manufacture, purchase, sell, share, distribute, transport, or be under the influence of illegal drugs or controlled substances as defined in RCW Chapter 69.50 or United States Code Title 21 Section 802 including, but not limited to, any quantity of marijuana. Possession of a medical marijuana license or prescription does not provide exemption from this policy.
12. I will not be knowingly in the presence of marijuana, illegal drugs, or controlled substances.
13. I will not possess any drug paraphernalia.
14. I will not smoke or use electronic cigarettes or vaporizers or permit my guests to smoke or use electronic cigarettes or vaporizers in any University building or undesignated smoking area. Smoking on the University campus is permitted only in designated areas.

C. Guests

1. I understand that only I and my assigned Roommate may reside in my Room, apartment or cluster.
2. I understand that I may be held responsible for any violation of University policies, rules, regulations, and other standards of conduct by my guests in University Housing.
3. I will meet my guests at the entrance of my building and accompany them at all times while in the building.
4. I will not allow my guests to stay overnight in my Room unless I obtain the prior consent of my Roommate. I will not pressure my Roommate to consent to my guests staying overnight.
5. I will not allow my guests to stay overnight more than three consecutive nights and no more than a total of seven nights during my Occupancy Period.
6. I will ensure that the presence of my guests will not restrict my Roommate from free access to our Room or any Common Area, or create a situation that would infringe on my Roommate’s right to remain undisturbed.
7. I will not allow my guests to occupy my Room unless I am also present.
8. The University has the authority to require that any guest leave University Housing and may prohibit any guest from being on University premises. I will cooperate with any request by the University that my guests leave, and I agree not to allow anyone who I know to have been prohibited or excluded from University Housing premises by the University to be present in my Room or on University Housing premises.

D. Safety and Security

1. I will not provide building access to someone I do not know.
2. I will not lend or give my Room keys or my Husky Card to anyone, nor will I use the Room key or Husky Card of another student.
3. I will not duplicate or misuse a University key or Husky Card.
4. I will not enter any residential Room areas within University Housing other than the one I am assigned to unless I am accompanied by a resident of that community.
5. I will not possess candles. For ceremonial candle use, please contact your Community Manager.
6. I will not burn incense or anything with an open flame or do anything to violate the Seattle Fire Code. For ceremonial use of incense or sage, please contact your Community Manager.
7. I will not sleep, or allow my guests to sleep, in the lounges or other Common Areas.
8. I will not use, store or possess fireworks, ammunition, explosives, flammable liquids, propane, any compressed gases, spray paint, or other hazardous materials.
9. I will not:
   a. Possess, use, manufacture, transport, display, sell or distribute any firearms, electroshock weapons, air-powered guns (e.g., BB guns, air soft guns, pellet guns, paint guns), or other weapons or replicas of any of the above-mentioned items.
   b. Possess any knife having a blade longer than three inches that is not used for culinary purposes.
   c. Possess any knife having a blade that projects or swings into position by force of a spring (e.g., switchblade).
   d. Intentionally wield or brandish any item capable of producing bodily harm in a manner that intimidates another person or warrants fear for safety of another person.
10. I will not under any circumstance use outside of the intended purpose, hang anything on, or tamper with any safety device, sign or equipment including, but not limited to, fire pull stations, smoke detectors, heat detectors, sprinklers, sprinkler valves, sprinkler pipes, water pipes, fire extinguishers, alarm systems, asbestos materials stickers, or any areas labeled by an asbestos materials sticker. I will report safety equipment malfunctions to University staff immediately.
11. If I am responsible for fire alarm activation, I may be charged for costs associated with the response by fire safety personnel.
12. I will not enter or exit through any window except as a health or safety emergency egress out of a building.
13. I will not throw, drop, propel or pour anything from windows, balconies, ledges, landings or stairwells.
14. I will not access roofs or climb on the sides of buildings or be on the outside ledges of buildings.

E. Pets

1. I will not allow or keep any pets or animals on the premises with the exception of fish.

F. Communication and Computing
1. I will read all correspondence and information sent by HFS to my University email account or mailbox or posted on my Room door, and I will promptly respond if requested.
2. I will keep my local address and permanent address current through MyUW.
3. I will use University computer resources in accordance with all University policies and applicable laws including, but not limited to, the University’s Guidelines for Appropriate Use of University Resources.

G. Facilities
1. I will not use or possess prohibited equipment or appliances as listed on the University’s 9-month move in page.
2. I will not cook in any lounge, lobby, television room or other public area except for designated kitchens and kitchenettes.
3. I will not leave cooking equipment unattended while in use.
4. I will not tamper with or interfere with the operation of security systems, locks or elevators, unlock doors designated to be locked, or prop open any door.
5. I will familiarize myself with and abide by emergency evacuation instructions and procedures including, but not limited to, evacuation drills.
6. I will keep my Room and shared areas clean, orderly and in good condition at all times, and will comply within 24 hours with any University-prescribed corrective action. I will be responsible for any charges that result from my failure to keep my Room or shared areas clean, orderly or in good condition.
7. I will not obstruct any walkway, hallway, stairwell, door or any part of the premises and grounds.
8. I will not put any decorative lighting, decoration, object or equipment in the hallways, stairways or exits.
9. I will not display or hang the following items on the exterior of Room doors: decorative lighting, large combustible items, items that hang from door frames, and items that cover over 50 percent of the door, the Room number or the peephole.
10. I may have artificial, nonmetallic trees and living potted trees and plants in my Room. I will not display trees or plants in any lounge or public area.
11. I may decorate only with miniature, low-heat producing electric lights that are Underwriter Laboratories, Inc. (UL) approved or with nonelectrical decorations. LED lights are recommended.
12. I will not allow lightbulbs or lighted decorations to come in contact with combustible materials.
13. I will turn off all electrical decorations when my Room is unoccupied.
14. I will not place, store, display or hang any items on or outside windows, roofs, outside ledges, stairwells, landings, hallways or any other Common Area.
15. I will not vandalize, destroy, damage or tamper with, or move from their designated locations, any materials posted by or are the property of the University, University contractors or vendors, or other residents or their guests.
16. I will not operate, park, or store motorcycles or motorized scooters inside any building or on stairwells, patios, porches, walkways, terraces or decks.
17. I will not use my Room or any other University Housing facility for commercial purposes or financial profit.
18. I will not post any materials outside my Room except as allowed in the University Housing Posting Policy.
19. I will not solicit or distribute promotional materials except as allowed in the Residential Life Solicitation Policy.
20. I will place garbage, recyclables and compostable items in designated collection sites. I may be required to pay any applicable city of Seattle fines for disposing of recyclables or compostable items in improper waste containers.

21. I will not install, alter, or remove any fixtures, mechanisms, devices, or locks in University Housing premises. This includes, but is not limited to, removing windows or screens, installing shelves or hooks, damaging walls, painting or paneling surfaces, removing doors, removing drapes or blinds, replacing light fixtures, installing recording devices or tampering with the heating system. I will not paint or make any permanent changes to my Room or apartment.