Occupancy of VSU housing facilities is contingent upon the exhibition of behavior which is compatible with maintenance of order and propriety. Additionally, the following specific requirements must be met:

A. VSU cannot make a housing assignment until the resident has been officially accepted by VSU. Freshman and other VSU students are given priority housing.

B. The resident must be a VSU student enrolled for at least six credit hours a semester. Note that the six credit hours must be located physically at the VSU main or North campus halls, and within the residence hall location (i.e., Kings and Queens). Special circumstances may be considered. Dual enrolled high school students are not eligible for housing.

C. Freshman students are required to live on campus unless they apply for and are granted an exemption from the Freshman Residency Requirement. The freshman residency exemption forms can be completed and submitted online via the housing Web page.

D. Occupancy is specifically limited to those persons who have signed this contract with VSU, and violations of this regulation will result in immediate termination of this agreement by VSU.

E. The space may be occupied only by the contracting resident(s). No transfer, assignment or subletting of the license granted by this Contract is permitted. Rooms shall not be occupied at any time by more residents than the room is designed to accommodate.

F. VSU agrees to furnish to resident a housing space in accordance with the terms of this Contract. The parties to this Contract do not intend that an estate, a tenancy or other interest in property should or shall pass from VSU to resident, nor is it intended that a usufruct be granted to resident. Instead it is the intention of the parties that the relationship between VSU and resident be one of licensor and licensee and that the sole right of resident to use his/her assigned housing space as a living unit shall be based upon the license granted in this Contract.

II. PERIOD OF CONTRACT

A. VSU must operate its residence halls on an annual basis, the contract is for the full academic year (Fall and Spring semesters) and remaining portion of the academic year. Thus the resident and/or his/her parent or legal guardian agree that once the housing application, contract, application fee and deposit have been accepted by VSU, the resident will live in VSU residence halls and will pay all residence hall fees during the period of the contract. Residents who withdraw from VSU before completion of the academic year may be released from the contract, subject to the terms below, by notifying the Office of Housing and Residence Life by submitting the Release of Contract form of their change in status. First time, first year freshmen must complete the Freshman Residency Exemption form and must be approved prior to the Release of Contract form.

B. A space will be held for a resident upon the receipt of a completed application, contract, $25 nonrefundable application fee and $300 deposit. Note that the $25 is not applicable to the payment of room charges, but is a one-time fee. The application fee is not transferable to another resident. Continuing residents are not required to pay a new application fee each time they reapply for campus housing. Responsibility to show proof of payment of the application fee rests with the resident.

C. A deposit of $300 is due at time of application. The deposit will serve to hold a space for the contract year if space is still available. If the Office of Housing and Residence Life is unable to make an on-campus housing assignment then the $300 deposit will be refunded to the resident’s account.

D. For students on the waiting list, the deposit will be due when the resident is notified of an available space. As long as a resident does not break the housing contract, the initial deposit that was paid will be returned to all subsequent residents each subsequent time the resident leaves housing. If the resident graduates or withdraws from VSU and notified Housing by the deadline (see XII C), the $300 will be refunded if no other financial obligations to VSU exist.

E. Residents contracting for housing prior to the first day of the term will be held responsible for payment for the entire term regardless of when they check in.

F. Summer term is a separate contract period. Residents desiring housing during the Summer term must complete an additional contract.

III. ASSIGNMENT OF SPACE

A. The residence halls are designed to accommodate students of the same gender, academic or residential status, religion, age, physical ability, or as a disabled veteran.

B. VSU will assign accommodations according to resident preferences without regard to race, color, national origin, color, religion, sex, age, disability, or as a disabled veteran.

C. VSU does not guarantee assignment in a specific building or with a specific roommate.
I. If a resident is graduating; transferring; or fulfilling a VSU accredited student internship, the resident agrees to pay room and board fees and other costs incurred for any time at any time prior to the termination of the contract, residence hall policies and procedures, violation of VSU Code of Ethics and Conduct, non-compliance with rules and regulations of the residence halls, failure to pay room and board fees, or VSU policies, for any reason. VSU reserves the right to terminate this contract for the purpose of renovation, for false statements or misrepresentation made by the resident in the application or through other communications, or for any reason which is incompatible with the maintenance of order and propriety in the residence halls.

B. If on the first day of classes of each semester, a resident does not occupy the assigned space by 9 AM or if notice of delay in arrival is not filed in writing with the Office of Housing and Residence Life by 9 AM, VSU reserves the right to assign that space to another resident. The right of cancellation in this situation is reserved exclusively by VSU and VSU may release the resident from the obligation to pay for a space in the residence hall.

C. A resident who fails to occupy the room and remains a VSU student, will be subject to the forfeiture of the deposit and the buy-out option as stated in Section XII.

XIV. USE OF FACILITIES

This agreement is intended to create a student or convey any tenancy or any other property interest to the resident, the intent being instead to create a license/lease relationship subject to the terms and conditions stated herein.

A. Upon receipt of a room assignment, this contract guarantees a space (not a particular room) in a residence hall. VSU reserves the right to make reassignments, reassignments and temporary assignments as considered necessary. Room changes may not be made without the approval of the Office of Housing and Residence Life. In the event that the accommodations assigned to the resident are destroyed or otherwise not available and VSU does not furnish other accommodations, the contract shall terminate.

B. The resident agrees to comply with all Federal and State laws, City ordinances, and VSU policies and procedures, including those regarding the possession or use of alcoholic beverages and illegal drugs, and agrees that his/her room shall not be used for any unauthorized, obscene, immoral or illegal activity. Explosives, firearms or other offensive weapons, fireworks and related items are not permitted in the residence halls. In addition, the resident agrees not to allow the building during a fire alarm, and the resident agrees to be locked out of their room or apartment. Fire drills will be held once per semester in conjunction with VSU Environmental and Occupational Safety. Fire drills must result in a false drill could result in a fine and other student disciplinary action.

C. The use of hot plates, space heaters, extension cords, routers, or window air conditioning units is strictly forbidden. VSU reserves the right to remove any unauthorized, dangerous or electrical item. No TV antennas or dishes are permitted outside the residence hall rooms or apartments. In addition to other disciplinary actions, residents may be requested to remove stereo, musical instruments, or other audio amplification devices from their room. Doors and door locks are not allowed in the residence halls. Residents shall not hang maps, rugs, etc. from windows or railings or place them outside of the residence hall rooms or apartments.

D. Residents are expected to keep rooms and apartments clean. This includes the proper removal of trash from the room/apartment. Trash should not be swept out of doorways or thrown from windows. Facilities for trash disposal are provided outside the residence hall.

E. Each resident is issued a key to his/her room. Loss of this key or failure to return the key at the time of check out may result in a charge being assessed for a lost key and/or lock change. VSU reserves the right to charge a lock-out fee when residents are locked out of their room/unit.

F. No pets (with the exception of non-carnivorous fish) are allowed in the residence halls.

G. Sales and solicitations, in any form, including religious solicitation, are prohibited unless authorized in writing by the Division of Student Affairs, Door-to-door soliciting, distributing, and/or advertising is prohibited. Residents may not allow outside salespersons to conduct any sales, demonstrations, or presentations of a product in their room or in the residence hall without written permission from the Division of Student Affairs.

H. VSU property, including furnishings, may not be moved from the assigned area within the residence hall without authorization from the Office of Housing and Residence Life. Water-filled furniture will not be permitted. Residents will be held responsible for the condition of their furnishings and must pay for any damage to the furnishings. VSU reserves the right to determine the amount of the damages and make repairs.

I. VSU has specific policies regarding check-in, room change, and checkout. Failure to comply with these policies will result in fines being levied against the resident.

J. Occupants will be assigned a post office box on campus.

K. VSU is tobacco and smoke-free. All rooms and common area spaces in VSU residence halls, including hallways, lobbies, lounges, and stairwells are tobacco and smoke-free environments.

XV. GENERAL

A. The Division of Student Affairs must approve any exception to this contract in writing.

B. Residents who contract for VSU housing are expected to fulfill all provisions of this agreement, and failure to do so may result in the withholding of the resident's grades, transcripts, and registration. If any violation is discovered in a resident's room, the resident in connection with this contract or if the resident exhibits behavior which is incompatible with the maintenance of order and propriety in the residence halls.

C. Valdosta State University is committed to maintaining a fair and respectful environment for all students in housing and studying. To that end, and in accordance with Federal and state law, Board of Regents’ policy, and University policy, the University prohibits any non-consensual sexual, romantic, or other personal relationships, and any form of discrimination, at any time. Violation of the contract, residence hall policies and procedures, violation of VSU Code of Ethics and Conduct, non-compliance with rules and regulations of the residence halls, for any reason. VSU reserves the right to terminate this contract for the purpose of renovation, for false statements or misrepresentation made by the resident in the application or through other communications, or for any reason which is incompatible with the maintenance of order and propriety in the residence halls.

XVI. TERMINATION BY VSU

A. VSU reserves the right to terminate this contract, serve the resident with written notice to vacate, and take all necessary steps, and take all necessary procedures, and take all necessary action, if the resident is under 18 years of age, the parents or legal guardian.

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