The student resident ("Student") must be enrolled in a University Residences program during the academic year 2017-2018. The Academic Year is defined as Sunday, September 24, 2017 through Friday, June 15, 2018. Termination of occupancy prior to June 15, 2018, may result in checkout penalties and contract breakage fee.

1. INTRODUCTION • University Residences engages students in diverse and inclusive, healthy, safe and sustainable communities that foster academic success and personal growth. The experience is intentionally designed to cultivate leadership, sustainability, social responsibility and civic engagement. All residents accept the terms of this Housing Agreement at the time of housing application. By accepting this Agreement, the Student also agrees to abide by:

A. University Residences Policies & Procedures: housing.wwu.edu/apps/policies/
B. Student Rights and Responsibilities Code: www.wwu.edu/dos/officce/index.htm
C. All local, state and federal laws.

2. HOUSING ELIGIBILITY • The student resident ("Student") must be enrolled in Western Washington University ("University") and must maintain a minimum of eight credits per quarter throughout the term of this Agreement, or be attached to a University-sponsored program. Residents with matriculated student status are eligible to apply for on-campus renewal housing for the 2018-2019 academic year provided they comply with renewal deadlines and procedures, and fulfill the current term of occupancy.

3. HOUSING DEPOSIT • The student shall pay a deposit of $200 as security for the faithful performance of the Agreement. Upon Agreement termination, the security deposit will be refunded via the WWU Student Account refund process. The $200 credit balance will apply toward any current or past-due financial obligations. The credit balance will apply toward any current or past-due financial obligations, Agreement terms, or covenants which the Student may owe the University, even if the amount does not derive from this Housing Agreement. Any remaining balance will then be refunded to the student, after which time the Student is still responsible for any future charges placed on the student account.

4. DATES OF OCCUPANCY
A. From the date of approved arrival, the Student shall occupy their assigned residence for the duration of Academic Year 2017-18. The Academic Year is defined as Sunday, September 24, 2017 through Friday, June 15, 2018. Termination of occupancy prior to June 15, 2018, may result in checkout penalties and contract breakage fee.
B. Once the Student obtains keys to their room, they are financially responsible for the room. Until the Student surrenders the keys, or completes the process for properly checking out if they have lost their keys, the Student is responsible for the room even if their person or property does not occupy the room.

5. RESIDENTIAL MEAL PLAN • If assigned to a residence hall, the Student must enrol in a meal plan. If assigned to Birnam Wood, enrollment in a meal plan is optional. Meal service in the campus dining commons is available on the dates listed below; service is suspended over Thanksgiving weekend and intersession.

A. Fall 2017: dinner on September 24 through lunch on Wednesday, November 22; dinner on Sunday, November 29 through lunch on Friday, December 15.
B. Winter 2018: dinner on Sunday, January 7 through lunch on Friday, March 23.
C. Spring 2018: breakfast on Monday, April 2 through lunch on Friday, June 15.

6. CANCELLATION BEFORE OCCUPANCY • This Agreement may be canceled in writing prior to occupancy, resulting in forfeiture of the $200 security deposit, with the exception of fall quarter as follows:

A. Returning Residents: Cancellations received by May 15 result in a full refund.
B. New Residents: Cancellations received by June 30 result in a full refund; cancellations received between July 1 and August 15 result in a half refund.

7. SERVICES AND UTILITIES • The University shall furnish heat, electricity, water and sewer services. Interconnection of television service will be provided, but the Student must provide cables and appliances.

A. Temporary Interruption of Service: Services may be temporarily interrupted because of accident, emergency, repairs, alterations or improvements, which are deemed necessary and desirable in the judgment of the University. The Student shall claim no waiver of fees or other compensation, nor shall this agreement or any of its obligations be affected or reduced.
B. Delivery of Possession: If the University is unable to deliver possession of the assigned room because of fire, explosion, leaks, disruptions related to systems software, Acts of God, or reasons beyond its control, the University shall have no liability to the Student for losses suffered.
C. Fire or Casualty Loss: If the Student's room or residence hall should at any time be rendered untenable in whole or in part by fire or casualty, the University may, at its option, either immediately terminate this Agreement, or repair and replace the damaged room or residence hall within a reasonable time.

8. CHARGES AND PAYMENTS • Quarterly charges for housing and residential meal plans are billed to the Student account before the start of the quarter, and the account balance is due on the first day of classes. Charges are based upon the published rate for the type of room and meal plan.
A. Late fee: A late fee consistent with the WWU Late Fee Policy will be assessed to balances past due.
B. Interest Charge: A monthly interest charge consistent with the WWU Interest Charge Policy will be assessed to balances past due.
C. Scholarships, Loans and Grants: Payments made from scholarships, loans, and grants are due upon receipt of those funds. The Student is responsible for timely payment of any balance not covered.
D. Debt Collection: The Student agrees to pay reasonable expenses of collection of any outstanding debt, including collection agency and attorney's fees. Students give authorization to contact all available resources to obtain information about current address, employment status, and other creditors, or any other data that will assist in the collection of a defaulted account.
E. Rate Changes: Rates are subject to change by no more than five percent for emergency purposes as authorized by the Board of Trustees of Western Washington University.

9. FAILURE TO PAY
A. Failure to pay charges in full by the due date or to communicate the circumstances of an unpaid account may result in the inactivation of the housing account and/or eviction from on campus housing, and a course registration hold or cancellation.
B. If the Student's payment for charges related to housing and/or dining is deferred pending disbursement of financial aid or other financial support, such aid does not remove the Student's financial obligation to pay in full.
C. In the event the Student's account is placed with a collection agency or attorney, the Student will be liable for all collection fees, including attorney fees and expenses. Such fees may be based upon a maximum 40 percent of the debt. Any fees assessed by the University or a collection agency or attorney may be subject to commercial credit reporting agencies and may adversely affect the Student's credit rating.
D. By accepting this Agreement, the Student authorizes Western and its respective agents to contact the Student at their current or future cellular or telephone numbers, and these numbers may be used to contact the Student via automated dialing, pre-recorded voice or text messaging devices.

10. ACADEMIC INTERSESSION • During the quarter break ("intersession"), classes are suspended along with many campus services. The Student is permitted to remain in residence during intersession at no additional charge provided they are enrolled for the coming quarter and remain an on-campus resident for at least 14 days of the new quarter.
B. Spring Break: 4 p.m. March 23 through 10 a.m. April 3, 2018.

11. VACANCIES • If a vacancy occurs in a double or triple room, the remaining Student may be relocated into a single room or an available room, or be attached to another room, or upgrade to a single room, or a room, as determined by the University. If the Student refuses to accept a roommate, the Student may be reassigned, may be charged the super-single or double-triple rate from the date the vacancy occurred, and/or may be subject to disciplinary action. Pending space availability, the remaining Student may have the option to transfer to another room, or upgrade to a super-single or super-double for the remainder of the academic year.

12. HOUSING REASSIGNMENT • The University reserves the right to reassign the Student to a different apartment or hall, or to rescind a super-single or double-triple status at any time in the event such reassignment is deemed necessary. Unless otherwise notified, the University reserves the right to reassign space if the Student does not check in by the third day of classes.

13. TRANSFERS OR SUBLEASES • The Student may not transfer or sublet any room or meal plan covered by this Agreement.

14. ALTERATIONS AND DECORATIONS • Alterations to buildings and individual rooms are not permitted. The Student may be required, at their expense, to remove alterations or decorations and may also be required to pay for any resulting damage.

15. TERMINATION OF OCCUPANCY • Termination of occupancy occurs when the Student has completed the process for properly checking out of housing. Proper checkout procedure is outlined in the University Residences Policies and Procedures. Termination shall not relieve the Student of their liabilities and obligations. The Student is financially responsible for the housing and meal plan charges up through the date of termination. In the event the Student has a contract breakage fee, the fee will be prorated pending disbursement of financial aid, failed to receive such aid does not remove the Student's financial obligation to pay in full.

16. END-OF-QUARTER CHECKOUT DEADLINES
A. Fall 2017: If the Student is graduating, withdrawing or moving off campus at the end of fall quarter, they must be properly checked out of housing by 4 p.m. Friday, December 15.
B. Winter 2018: If the Student is graduating, withdrawing or moving off campus at the end of winter quarter, they must be properly checked out of housing by 4 p.m. Friday, March 23.
C. Spring 2018: The terms of this Agreement ends on Friday, June 15; therefore, the Student must be properly checked out of housing by 4 p.m. that day unless they are registered for summer housing.

17. WINTER AND SPRING CHECKOUT PENALTY • If the Student moves off campus during winter or spring break or within the first 14 days of the coming quarter, they shall be charged the housing rate for each day during the break, up to and including the day of checkout—even if they did not stay in their room for any part of the break.
18. CONTRACT BREAKAGE FEE • In the event of termination the Student shall be liable for liquidated damages:
   A. Residence Halls: $5.25 per day for the remainder of the term of the Agree-
      ment, not to exceed $400.
   B. Apartments: $2.67 per day for the remainder of the term of the Agreement,
      not to exceed $200.
   C. Without Penalty: the Student may be released without penalty for withdraw-
      al from the University, participation in a study abroad or internship program,
      or approved appeal.

19. DAMAGE AND CLEANING • The Student is expected to keep their assigned room/suite clean and advise University staff of any necessary repairs.
   A. Damages: the Student is responsible for costs, expenses or liabilities resulting
      from damage to a room, suite or building by them or their guests, except for
      those caused through an act or omission by University staff.
   B. Cleaning: the Student is responsible for the cost of any additional cleaning
      required to return the room to its pre-occupancy state.
   C. Furniture: University equipment or furniture shall not be moved from rooms
      or public areas of buildings. The Student is responsible for the replacement
      or repair of the property.

20. FINANCIAL APPEALS • The Student may appeal adverse decisions or actions
    taken pursuant to this Agreement to the Financial Appeals Board. Appeals must
    be submitted online within 30 days of the action under appeal. Until an appeal is
    granted, the charge in question is subject to all applicable late fees and registration
    holds.

21. EQUAL OPPORTUNITY • The University, in compliance with applicable laws and
    in furtherance of its commitment to fostering an environment that welcomes
    and embraces diversity, does not discriminate on the basis of race, color, creed,
    religion, national origin, sex (including pregnancy and parenting status), disability,
    age, veteran status, sexual orientation, gender identity or expression, marital
    status or genetic information in its programs or activities, including employment,
    admissions, and educational programs. Inquiries may be directed to the Equal
    Opportunity Office.

22. REASONABLE ACCOMMODATION • The University is committed to providing
    reasonable accommodation for qualified individuals with disabilities upon request.
    University Residences works in partnership with Disability Resources for Students
    to provide students access to all levels of the residential experience. Students
    requiring a special housing assignment due to a disability or other condition
    must request reasonable accommodation through DRS, provide all necessary
    documentation, and complete a needs assessment.

23. PERSONAL PROPERTY DAMAGE • The University assumes no responsibility for
    loss or damage to personal property.

24. WAIVER OF BREACHES AND CUMULATIVE REMEDIES • The failure of the
    University to exercise any right or remedy available as a result of the Student's
    breach of any of the terms, conditions or this Agreement shall not be deemed
    to be a waiver by the University of any such right or remedy. No terms
    or conditions of this Agreement required to be performed by the Student and no
    breach thereof shall be waived, altered or modified except by an express, written
    instrument executed by the University. The receipt of rent by the University with the
    knowledge of the breach of any terms, conditions or this Agreement
    shall not be deemed a waiver of such breach. Remedies of the University under
    the terms of this Agreement are cumulative and are not exclusive of any other
    remedies or redress which may be utilized in case of any breach or threatened
    breach by the Student.

25. PARTIAL INVALIDITY • Any provision of this contract which shall prove to be
    invalid, void or illegal shall in no way affect, impair or invalidate any other provision
    hereof and such other provision shall remain in full force and effect.

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**Room & Board Rates**

These 2017-18 rates have been established by the Western Washington University Board of Trustees and are subject to change without notice.

### RESIDENCE HALLS • RESIDENTIAL MEAL PLAN REQUIRED

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Fall 2017</th>
<th>Winter 2018</th>
<th>Spring 2018</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Triple Room</td>
<td>$2,190</td>
<td>$1,902</td>
<td>$1,671</td>
<td>$5,763</td>
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<td>Double Room</td>
<td>$2,731</td>
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<td>$2,084</td>
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<td>Single Room</td>
<td>$3,175</td>
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<td>Super-Single Room</td>
<td>$3,432</td>
<td>$2,981</td>
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<td>$9,032</td>
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</table>

### RESIDENTIAL MEAL PLANS

<table>
<thead>
<tr>
<th>Meal Plan</th>
<th>Fall 2017</th>
<th>Winter 2018</th>
<th>Spring 2018</th>
<th>TOTAL</th>
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</thead>
<tbody>
<tr>
<td>75 Meals/Qtr.</td>
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<td>$966</td>
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<td>100 Meals/Qtr.</td>
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<td>125 Meals/Qtr.</td>
<td>$1,438</td>
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<td>Unlimited Meals</td>
<td>$1,601</td>
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<td>$4,213</td>
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### BIRNAM WOOD APARTMENTS • MEAL PLAN OPTIONAL

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Fall 2017</th>
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<th>Spring 2018</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Double Room</td>
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<td>$1,206</td>
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<td>$3,618</td>
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<tr>
<td>Super-Single Room</td>
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<tr>
<td>Family Apt.</td>
<td>$4,821</td>
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<td>$14,463</td>
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**Dates & Deadlines**

### FALL QUARTER 2017

- SEP 22-23 Early arrival
- SUN SEP 24 Halls open for move-in 10 a.m. to 3 p.m.; fall quarter meal service in the dining commons begins with dinner.
- WED SEP 27 Classes begin, and your student account balance is due
- FRI OCT 6 Last day of the quarter to downsize your meal plan
- WED NOV 22 Lunch is the last meal served in the dining commons before closing for the Thanksgiving holiday.
- NOV 23-26 Thanksgiving Holiday - students may remain in residence, but food venues on campus are closed.
- SUN NOV 26 Meal service in the dining commons resumes with dinner.
- FRI DEC 15 Anyone moving out at the end of the quarter must be properly checked out by 4 p.m. Lunch is the last meal served in the dining commons before closing for winter break.
- SAT DEC 16 Fall commencement ceremonies
- DEC 16-JAN 6 Winter break

### WINTER QUARTER 2018

- SUN JAN 7 New residents move-in 10 a.m. to 3 p.m.; winter quarter meal service in the dining commons begins with dinner.
- TUES JAN 9 Classes begin, and your student account balance is due
- FRI JAN 19 Last day of the quarter to downsize your meal plan
- FRI MAR 23 Anyone moving out at the end of the quarter must be properly checked out by 4 p.m. Lunch is the last meal served in the dining commons before closing for spring break.
- SAT MAR 24 Winter commencement ceremonies
- MAR 24-APR 1 Spring break

### SPRING QUARTER 2018

- SUN APR 1 New residents move-in 10 a.m. to 3 p.m.
- MON APR 2 Spring quarter meal service in the dining commons begins with breakfast.
- TUE APR 3 Classes begin, and your student account balance is due
- FRI APR 13 Last day of the quarter to downsize your meal plan
- FRI JUN 15 All residents must be properly checked out by 4 p.m. unless registered for summer housing. Lunch is the last meal served in the dining commons before closing for the summer.
- SAT JUN 16 Spring commencement ceremonies

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**Contact University Residences**

**Central Office**
Edens Hall Ground Floor (enter from Old Main Lawn)
Open Weekdays 8 a.m. - 5 p.m. (closed holidays)
Housing@wwu.edu • 360-650-6565

**Mailing Address**
University Residences
516 High Street - Mail Stop 9195
Bellingham, WA 98225 USA

housing.wwu.edu

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**Western Washington University**