

# THE CATHOLIC UNIVERSITY of AMERICA



## SUMMER HOUSING RULES

### **Terms of Use**

The Catholic University of America, hereby referred to as *University*, grants to Licensee a license to use the facilities under the terms and conditions of this Agreement. The parties mutually agree that nothing in this Agreement shall create a tenancy, that the license does not constitute a lease, that Landlord-Tenant laws will not apply, and that the Agreement does not create or transfer interest or a lien on real estate. Licensee waives any right to remain in the assigned space beyond the end of the period or after termination due to Licensee's breach of this Agreement.

### **Room Usage**

Licensee is prohibited from using the assigned room in a University residence hall and common areas in the residence hall for anything other than residential purposes of the Camp and may not allow other persons to occupy the room or conduct any commercial activity without the prior written consent of the University. University reserves the right, at its discretion, to reassign accommodations at any time.

### **Compliance with Staff**

Licensee is required to follow all directions issued by authorized representatives of the University.

### **Abandoned Property**

Items left after Licensee vacates the halls or items improperly stored in common spaces will be deemed abandoned and may be collected and donated to charity or discarded. Licensee may be charged for the removal of such property.

### **Cleanliness and Room Condition**

Licensees agrees to handle University property carefully and safely in the facilities to ensure University property is not damaged or stolen.

Licensees agrees to keep his/her assigned space reasonably neat and clean at all times and to correct issues as instructed. In addition, Licensee will maintain clean and sanitary conditions by cleaning common areas after using them, including disposing of trash, food and garbage appropriately. Licensees will take responsibility for his/her own actions and will report when others have caused damage in a common area.

### **Furniture**

University issued furniture assigned to a Licensee's room must remain in the room. Common area furniture may not be moved. A \$100 charge will be billed to any individuals who moves furniture from his/her room or moves lounge or study room furniture. In addition, Licensee will be billed the full replacement value for pieces of furniture not present at check-out and any damage fees applicable for damaged furniture.

Broken or damaged furniture should be reported to the University at 202-319-5200.

All hallways, stairwells, and common areas must remain clear of furniture and personal items, including bikes, sports equipment, and other items.

### **Damage or Loss to University Property**

Licensee agrees to reimburse the University for the full repair or replacement cost of any moved, damaged, or lost University property within thirty (30) days of receipt of the invoice.

### **Keys and Building Access**

Licensee is issued a key that permits access to their assigned room. Keys are given for a Licensee's personal use only. Keys are not transferable and may not be loaned or given to any other individual. Licensee must always lock doors when exiting their room or building.

If Licensee loses or misplaces their University-provided keys, Licensee agrees to immediately report the loss to the University Information Desk at 202-319-5200. There is a \$75 fee for a lock change on a single room. Licensee will not be charged for the first lockout, charged \$25 for the second lockout, and charged \$50 for subsequent lockouts.

The University maintains a computerized door entry system for most residence halls. To access their assigned residence hall, Licensees should swipe their access card through the scanner located at the building's entrance. For the safety and security of all individuals, doors must not be held or propped open for any reason. Licensee agrees to pay the replacement costs for lost cards.

### **Personal Property**

The University does not insure the personal property of any resident on or off campus. The University has no responsibility for any theft, damage, destruction, loss, etc., of any personal property, including but not limited to, money, valuables, or equipment belonging to or in the custody of the resident, whether caused by intentional or negligent act, failure to act, natural causes, fire, or other casualty. Licensee may obtain a personal insurance policy to cover personal property.

### **Maintenance and Custodial Requests**

Licensee agrees to report maintenance and custodial concerns to 202-319-5200.

### **Room Entry**

Licensee's room is considered private, and representatives of the University will enter only after knocking on the door to:

- Address maintenance needs or complete projects
- Assist in any emergency
- Re-establish order
- Recover any University property
- Prevent destruction of University property
- Perform health and safety inspections
- Investigate alleged violations of federal or District of Columbia laws, or University policies, rules, or regulations

All University maintenance, custodial services, power plant, and Technology Services staff and outside contractors are required to wear identification while working inside the residence halls.

### **Storage**

Storage space for personal possessions is not available in the residence halls outside the assigned rooms.

### **Room Maintenance**

Licensees must maintain their living space in a manner that avoids damage to the building or furniture and avoids excessive maintenance, repair, and/or housekeeping to restore the building or furniture to a standard appropriate for future residents.

### **Fire Alarm or Emergency**

Failure to evacuate during a fire alarm or emergency will result in a \$25 fine and possible dismissal from the residence hall and or Camp.

### **University Utilities**

The University is not responsible for the failure or interruption of utilities or air conditioning, or for

conditions resulting from failure or interruption of the same.

### **Prohibited Activities**

Licensee recognizes that the following activities and actions are prohibited:

- **Dangerous Conduct:** Actions that threatens or endangers the health or safety or causes physical harm to any person
- **Disorderly Conduct:** Actions that annoy, disturb, interfere, obstruct, and/or are offensive to another
- **Harassment:** Actions, threats, gestures, and/or words directed toward another which have the purpose or effect of inciting a breach of the peace, creating a hostile environment, or causing emotional distress to that person because of the humiliating, degrading, intimidating, insulting, coercive, ridiculing, and/or alarming nature of the conduct.
- **Use, Possession, or Storage of Dangerous Items**
- **Interfering with Fire Safety including, but not limited to:** misusing, tampering or damaging fire safety equipment (fire extinguishers, smoke alarms, sprinkler systems, and/or exit signs, etc.); unauthorized burning of any material in any University building, on University property, and/or in areas adjacent to University property; disregarding a fire alarm signal or refusing to evacuate a building or a section of a building when a fire alarm is sounding; recklessly or intentionally activating a fire alarm when an emergency situation does not exist.
- **Alcohol or Illegal Drug Use, Misuse, or Possession**
- **Theft and/or Unauthorized Possession of Property of the University or Another**
- **Damage to or Misuse of Property of the University or Another**

### **Quiet Hours**

Quiet hours are 7:00pm to 7:00am Sunday through Thursday and 1:00am to 8:00am Friday and Saturday. No noise may be audible outside the closed door of a resident's room during these hours.

### **Musical Instruments**

Musical instruments in the residence halls are only allowed after approval by the University.

### **Violation of Rules or Policies**

Violation of Summer Housing Rules, University policy (found here: <http://policies.cua.edu>), or applicable laws may result in discipline, fines, or removal from University housing at the University's sole discretion. Decisions concerning whether a violation of Summer Housing Rules, University policy, or applicable law or regulation has occurred is made by the University in its sole discretion.

### **Release and Indemnity**

Licensee agrees to release, defend, indemnify, and hold harmless the University from any claims or liability for injury or damage (including loss or damage to property) arising from or attributable to Licensee or Licensee's guests/invitees use of University property or breach of this Agreement, unless it is solely due to gross negligence on the part of the University.

**This Agreement contains the release of legal rights and claims. Please read and consider carefully before signing.**

I/We have read The Summer Housing Rules and agree to abide and be bound by them.

**Licensee:**

**Parent or Legal Guardian:**

(Necessary if Licensee is under 18 years of age)

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_