

HOUSING AGREEMENT FOR THE 2026-2027 ACADEMIC YEAR (FALL AND SPRING SEMESTERS)

This Housing Agreement (“**Agreement**”) for space in a residence hall owned by either Cleveland State University, an Ohio public university, or Euclid Avenue Development Corporation, a nonprofit 501(c)(3) corporation created to support Cleveland State University (collectively “**University**”), is by and between the Department of Residence Life and Housing (“**Residence Life**”) and the student resident (“**Resident**”) or, if the Resident is under the age of eighteen (18) the Resident’s parent or legal guardian (the “**Parent**”). Residents and Parents are collectively referred to herein as “**You**” or “**Your.**”

1. **Your responsibility.** It is Your responsibility to do the following before signing this Agreement:
 - A. Carefully read the entire Agreement to understand what You are signing.
 - B. Review Your financial resources to make sure You have the appropriate funding required to be paid under this Agreement.
 - C. Understand that no release from this Agreement will be given after the Agreement is signed and the applicable Agreement cancellation deadline has passed, except as otherwise provided in this Agreement.

2. **License/Housing Agreement Offer.** This Agreement creates a privilege and license for the Resident to enter and use an available room or apartment (“**Housing**”) in a residential community operated by Residence Life for the benefit of University students, subject to the terms and conditions of this Agreement. This Agreement is not a lease and no interest in real estate is established by this Agreement. The relationship between Residence Life and Resident is that of licensor-licensee and not landlord-tenant. Housing is made available on a first come, first serve basis, and is contingent upon the availability of space. This Agreement is not transferrable and non-assignable. You may not sublet the assigned Housing or transfer this Agreement.

3. **Eligibility Requirements for Student Housing:** The Resident must meet the eligibility requirements outlined below. Residence Life reserves the right to deny housing based upon the Resident’s inability to meet the eligibility requirements.
 - A. Resident must be admitted to or enrolled with the University as a degree-seeking, student registered for a courseload by August 1 for the fall semester or January 1 for the spring semester.
 - i. Students who are registered for a New Student Orientation session to take place after August 1, or who register for classes after August 1, may be granted an exception to this requirement at the sole discretion of Residence Life leadership.
 - ii. Residence Life, in its sole discretion, may grant an exception to the credit hour requirement if the Resident is participating in University sponsored internships and externships (e.g., student teaching).
 - B. Residence Life, in its sole discretion, reserves the right to deny or revoke housing eligibility for any person who has been convicted of a crime or has been found responsible for violating an elevated Student Code of Conduct policy
 - C. Residence Life may, in their discretion, determine that the Resident is no longer eligible for University housing and cancel the Agreement at any time during the Term.
 - D. If Resident who loses eligibility during the term of the Agreement for any reason, Resident shall complete the check-out procedures specified by Residence Life and shall vacate the assigned room or apartment in a period of time specified by Residence Life, which shall not exceed 48 hours.

4. **Acceptance.** This Agreement is duly accepted when:
 - A. You complete the housing application and Agreement via Housing Self-Service;
 - B. The signed Agreement is submitted to Residence Life with the security deposit submitted by the deadline specified in the offer; and
 - C. Acceptance of the Agreement is acknowledged to You in writing by Residence Life.

5. **Term.**
 - A. This Agreement shall begin upon Resident’s selected move-in date, which shall be between August 19th – 22nd, 2026, (depending on confirmed move in date) and end on May 8, 2027, as outlined in this Agreement.
 - B. If space is available, the Resident may be permitted, in the sole discretion of Residence Life, to arrive or depart earlier or later than the specified dates. Housing fees for early arrival or late departure are processed separately and are assessed at a daily rate, unless it is a university required date adjustment.

6. **Security Deposit.**
 - A. This Agreement must be submitted to Residence Life with a \$200 security deposit (“**Security Deposit**”).
 - B. Failure to fulfill any of the terms of this Agreement may result in the forfeiture of Your Security Deposit, unless
 - i. The Resident is denied admission to the University,
 - ii. The Resident is activated for military service, or
 - iii. Residence Life has granted an exemption in writing.
 - C. Upon the ending of the Term,

- i. If Resident does not continue in University housing, the Security Deposit will be refunded within 30 days as a credit to the Resident's student account, less any and all due and payable housing charges including any and all assessed damage fees.
- ii. If Resident signs a housing Agreement for the next academic year, the Security Deposit will automatically be credited as a Security Deposit for the next academic year and any damage or other fees owed for the current year will be assessed as a separate fee.

7. Room Assignments.

- A. Rooms are assigned by Residence Life for the Term. Residence Life will reasonably attempt to accommodate but cannot guarantee the Resident's expressed preference for a specific building, room-type, or roommate.
 - i. Any mutual roommate requests must be submitted in writing by all parties to Residence Life on or before June 1 for the fall semester and on or before December 1 for the spring semester.
 - ii. Residents who wish to participate in the Gender-Inclusive Housing Process and be assigned with students whose gender is different from their own, must complete a Gender-Inclusive Housing Application in addition to signing this Housing Agreement.
- B. The Resident agrees that occupancy of the assigned Room is limited only to residents assigned to that room and that the room will be used only as living space.
- C. The Resident agrees that assignment to a double occupancy sleeping room permits occupancy of only one-half of the space, and the remaining half must be kept available for occupancy by another resident ("Roommate"), even if no Roommate is assigned, Residence Life may assess a fee to the Resident if the space has not been kept vacant and available.
- D. Roommates have equal and equitable rights to shared spaces (e.g. living room, kitchen, bathrooms) within assigned rooms.
- E. Residence Life reserves the right to make temporary assignments that increase the occupancy of a room to accommodate additional demand for housing.

8. Occupancy.

- A. The Resident's acceptance of room key(s), key fob, access card, or access granted by Resident's CSU ID card to the assigned room shall be considered occupancy for purposes of this Agreement.
- B. Residence Life may cancel the housing assignment if the Resident does not take occupancy by the university census date.

9. Services Provided.

- A. Residence Life agrees to furnish available Housing to the Resident and to grant the Resident the use of the facilities in the residential community in which the Housing is located.
- B. The furnishing in such Housing will include a bed, dresser or wardrobe, desk chair, and desk (desk and desk chair will not be available at The Langston). Suite-style rooms also include a loveseat, chair, and entertainment table; suites with kitchenettes will include typical kitchen appliances.
- C. Residence Life reserves the right to close the residential community and prohibit access to the building or specific rooms within the building in the event of an emergency.

10. Utilities.

- A. Residence Life shall provide reasonable heat, water, electricity, internet, and waste disposal during the Term.
- B. Telephone and cable services are not provided.

11. Repairs.

- A. Residence Life agrees to make all necessary repairs and perform maintenance in the residential community in a timely manner after receiving notice of maintenance needs.
- B. Repairs will be made to the Housing and furnishings upon request of the Resident or in accordance with routine maintenance schedules.

12. Keys.

- A. The Resident agrees to be responsible for assigned room and/or mailbox keys. The Resident may not copy or allow the key to be copied. The key may not be transferred or shared with others.
- B. The Resident agrees to report lost keys and to pay all charges associated with lost keys.
- C. The Resident agrees to turn in all keys to Residence Life at the end of the Term or upon termination of this Agreement by Residence Life. Failure to return keys will result in a lost key fee.

13. Care of Facilities.

- A. The Resident agrees to be directly and financially responsible for keeping the Housing and its furnishings clean and in the same condition as when it was assigned, excluding normal wear and tear, and to cooperate with roommates in the common protection of property and cleanliness and condition of any and all shared spaces.
- B. The Resident agrees to notify Residence Life of any deteriorated conditions of the Housing or its furnishings so timely repairs may be made.
- C. The Resident agrees not to modify the Housing, furnishings, or other parts of the residential community.
- D. The Resident agrees to pay charges when assessed for room damages or special housekeeping or maintenance necessary due to misuse or abuse of facilities for which the Resident is responsible.
 - i. Damage and cleaning charges include but are not limited to:
 - a. Costs associated with removal of posters, stickers, or decals attached to the doors, walls, or Housing contents;
 - b. Any tampering with cable television wiring or equipment;
 - c. Repairing holes and significant marks on the walls;
 - d. Replacement or repair of telephone and data jacks and wiring;
 - e. Cleaning costs upon check-out for Housing that is not clean; and
 - f. Repairing or replacing broken furniture.
 - ii. The cost of any damage will be assessed equally among the residents of the Housing unless and until the identity of the student(s) responsible for the damage is determined by Residence Life.
 - iii. A list of housing damage and fee charges is provided on the Residence Life website.
- E. The Resident agrees to not remove furniture or fixtures from the assigned room or suite without prior written authorization from Residence Life.

14. Room Entry and Inspections.

- A. The Resident agrees to and authorizes entry with reasonable notification to perform maintenance, to make inspections, to inventory and/or reclaim property, to address health and safety issues, to resolve unsafe or unsanitary conditions, to investigate violations of the CSU Student Conduct Code or Residence Life Policies and Procedures, to verify occupancy, and for any emergency situation. Reasonable notice is not required in emergency or exigent situations.
- B. The Resident acknowledges that entry and inspection by Residence Life, University, or law enforcement officials for discovering violations of university rules, regulations, policies and procedures, or local, state, or federal law shall be in accordance with University policy and/or local, state and federal law, as applicable.
- C. A resident's request for maintenance will constitute authorization to enter the Resident's Housing.

15. Use of Common Areas.

- A. The Resident will have the nonexclusive, revocable right to make normal use of the common areas of the residential community in which the Resident's Housing is assigned.
- B. The Resident agrees to treat all public areas in the assigned residential community and to use the equipment located in public areas in an appropriate manner. Any damage to public areas and/or equipment should be reported immediately to Residence Life and a damage fee will be assessed equally among the residents of the specific floor or all residents in the residential community depending on the location of the damage(s) unless and until the identity of the student(s) responsible is determined.

16. Behavior and Conduct/Resident Responsibilities.

- A. The Resident agrees to review and observe the CSU Student Code of Conduct, the Resident Handbook, and this Agreement.
 - i. When a violation or alleged violation of these regulations occurs, the Resident agrees to appear before the proper judicial body and/or Residence Life depending on the nature of the alleged violation.
 - ii. Violations related to Resident Handbook, Student Code of Conduct, or this Agreement may result in sanctions ranging from verbal reprimand to dismissal related to student status or from housing.
 - iii. Cleveland State University shall have the sole authority, prior to any hearing, to remove immediately the Resident from the residential community if they believe that such action is necessary for the Resident's health or safety, the health or safety of other residents, or for other appropriate reasons.
- B. The Resident agrees to conduct themselves in such a manner as to allow others the quiet enjoyment of the residential communities. The Resident agrees to abide by the laws of the State of Ohio and to avoid causing excessive noise and/or disruptive behavior and understands that they may be required to provide and use earphones or to remove stereos or musical instruments from the room if the use of such equipment causes a disturbance.
- C. Residence Life reserves the right to amend or modify the Resident Handbook and the University reserves the right to amend or modify the CSU Student Code of Conduct as deemed necessary by Residence Life and/or the University during the Term. University shall endeavor to provide Residents standard notice of any mid-year change(s).

17. Reassignment.

- A. Housing may be subject to reassignment by Residence Life at any time. Residence Life may alter the Resident's Housing for reasons including, but not limited to, Americans with Disabilities Act (ADA) accommodations, disciplinary reasons, catastrophe,

epidemic or outbreak of infectious disease, renovation or closing of a facility, consolidation of vacancies, unavailability of space, unresolvable incompatibility of roommates, unpaid housing or dining fees, facility maintenance, or at the request of the Resident.

18. Fees and Payments

- A. Room rates are determined by the room type of the Resident's room assignment and are available on the Department of Residence Life and Housing website.
- B. You agree to pay the costs for housing accommodations and services in full and in accordance with the schedule determined by the University. A reoccurring late fee of \$100/month may be assessed each and every month until paid for accounts not paid in full by the due date.
- C. The Office of Treasury Services offers a Budget Payment Plan (BPP) and should be contacted directly to establish such a plan. Enrollment in a BPP does not relieve the obligation of timely payment of all amounts due before the Resident can occupy a room.
- D. Residence Life reserves the right to deny, suspend or revoke housing eligibility, or cancel this Agreement for failure to make payments in a timely manner, including BPP payments.
- E. You agree that failure to make payments required by the Agreement does not relieve You of Agreement obligations and You understand and agree that nonpayment may result in removal from University Housing and may impact your ability to enter into a subsequent Housing Agreement. Further, Residence Life may, subject to applicable law and University policy, seek the University's support in cancellation of current student enrollment, and/or denial of subsequent University registration and/or release of transcripts until the amounts due are paid.
- F. Subject to applicable law and University policy, You acknowledge that rates for housing are subject to change annually at the start of a new academic year.

19. Insurance

- A. Residence Life and the University do not assume any responsibility for any property of the Resident, from any cause, nor will Residence Life or the University assume responsibility for any injury or damages, personal or property during or after the Term.
- B. You are strongly encouraged to consider carrying personal property and liability insurance if your family's policy does not cover Your property while it is located in Housing.
- C. **CSU requires that all students purchase Student Health Insurance or provide proof of other medical insurance.**
 - i. You understand and agree that medical insurance for the Resident is Your responsibility, and You further understand and agree that neither Residence Life nor the University provides medical insurance as part of this Agreement. In case of emergency, accident, illness, or other incapacity, You give permission to treatment of the Resident by a medical professional including admittance to a hospital, if necessary, and You assume responsibility for all medical and emergency expenses incurred on the Resident's behalf regardless of whether the Resident explicitly authorizes.
 - ii. The Resident must provide proof of health insurance coverage in effect during all periods residing in campus residential communities. Proof of health insurance must be provided in order to obtain access to Your residence hall. No student will be allowed to live on campus without having insurance on file with CSU.

20. Meal Plans

- A. All Residents in university housing are required to select and participate in one of the residential meal plans. You agree that the obligation to participate in a meal plan is binding for the entire term of this Agreement.
- B. Residence Life reserves the right to assign the standard residential meal plan applicable for any Resident who does not have a meal plan Agreement in place prior to their move-in date. In such a circumstance, You shall be fully responsible for all related fees.

21. Cancellation Provisions. The Agreement is binding for the entire academic year or portion thereof if entered into after the beginning of the academic year. To officially request a cancellation, You must submit a written request for cancellation via The Housing Self-Service Portal that includes third-party supporting documentation of one of the reasons listed within this section. Following submission of the request, the student must continue to make payments due under this Agreement unless and until You receive written notice of approved cancellation and follow the instructions within the notice. Submission of an Agreement Cancellation Request does not guarantee approval. Each request will be reviewed by Residence Life and considered on its merit.

A. Cancellation by the Student.

- i. Any cancellation of an Agreement must be processed through Residence Life. To request a cancellation, You will submit the request with supporting documentation and Residence Life will review the request on a case-by-case basis to determine eligibility. The following are reasons for which the Agreement may be cancelled, subject to the submission of proper documentation and the approval of Residence Life:
 - a. The existence of a documented injury, illness, or medical condition that occurs after the Agreement was signed which cannot be accommodated within the residence hall system or that necessitates withdrawal from the University.

- b. Induction into the military service or military absences that necessitate a change in residence.
- c. Internships, practicum, or study abroad requirements that necessitate residence away from campus, if the Resident will not return to housing during the remainder of the Agreement Term.
- d. The existence of an extenuating circumstance or demonstrated need, including drastic reduction in financial resources following execution of the Agreement, severe health problems, and other exceptional changes in the Resident's status.
- ii. A change in status with the University, including withdrawal or leaves of absence, shall prompt an automatic cancellation.
- iii. Any occurrence that prevents the University temporarily from rendering full performance under this Agreement, such as war, fire, flood, or other disasters, pandemic, epidemic, order or act of a governmental authority, state of emergency and/or strike or work stoppage, whether by University or other employees, shall **not** constitute grounds for cancellation of this Agreement by the Student.
- iv. In the event of an approved Agreement cancellation prior to occupancy, that is initiated by You, a full refund of all housing charges, less the corresponding cancellation fee will be issued. An approved cancellation after occupancy will result in prorated charge according to the below schedule. A \$200 Agreement cancellation fee applies to all cancelled Agreements approved before the designated dates below; thereafter, the cancellation fee increases to \$500.
 - a. Fall Semester Designated Dates:
 - New Applicants: June 1.
 - Returning Students: July 1.
 - b. Spring Semester Designated Dates for New Applicants and Returning Students: January 1.
- v. Refund schedule after occupancy: Residents are responsible for their Agreement; however, if cancelation is approved by Residence Life, the following refund schedule will be followed based on the date the resident officially checks out of housing, having fulfilled all separation requirements including the return of keys:
 - Week 1- 90% refund
 - Week 2- 80% refund
 - Week 3- 60% refund
 - Week 4- 40% refund
 - After week 4- no refund
- vi. The Resident's non-occupancy of the Housing does not terminate the Agreement. If Resident remains enrolled at CSU and moves out of Housing during the Term of the Agreement without written approval from Residence Life, they shall continue to be liable for all housing fees.

- B. Termination by the University.** Residence Life may terminate this Agreement for an Event of Default. An Event of Default occurs if You fail to comply with any term or condition of this Agreement, or the Resident violates or fails to comply with University policy (each an “**Event of Default**”). If this Agreement is terminated by Residence Life for an Event of Default, you shall remain obligated to pay the remaining room and board fees for the semester in which the termination occurs. Students who violate the terms of the Agreement may be referred to the University conduct system. Without limiting the preceding, the University may terminate the Agreement prior to the expiration date for the following reasons:
- a. Academic or disciplinary separation from the University
 - b. Disciplinary removal from University Housing

- C. In the case of an Agreement cancellation or termination **at any time during the Agreement Term**, the Resident must officially remove all belongings, turn in room key, and properly check-out within 48 hours of notification. You will continue to accrue daily housing charges until the move-out/check-out process is completed.
- D. Failure to return a key or fob will result a re-core or replacement charge.
- E. The University reserves the right to make needed repairs and renovations to Housing. If such work will render accommodations uninhabitable, and Residence Life cannot furnish other accommodations, the Agreement shall terminate, and a prorated portion of the Room and Board Fees already paid for the remainder of the Agreement Term will be applied to the student's account.
- F. You are strongly advised not to sign an off-campus housing lease until You have been formally notified of a release from this Agreement. Signing an off-campus housing lease does not serve as a reason for Agreement cancellation approval and You will still be responsible for housing charges per this Agreement.

22. Refunds. Any refund of housing fees will be based upon the date the Resident completes the published check-out procedures and University's published refund schedule and will be credited to the Resident's student account. The availability of funds credited to the Resident's student account will be impacted by any other charges due to the University at that time.

- 23. Governing Law; Venue.** This Agreement is governed by the laws of the State of Ohio, regardless of the place of execution. Any legal action arising pursuant to this Agreement shall be brought in a court of competent jurisdiction in the State of Ohio.
- 24. Reservation of Rights.** The rights and remedies of University set forth herein are in addition to all other rights and remedies allowed under law and equity. By signing the Agreement, You agree to be bound by all the terms and conditions stated herein and adhere to written policies and procedures of University.
- 25. Acts of God.** If either party is prevented from, or delayed in, completing performance of any or all of its obligations under the Agreement (other than payment of rent and fees) by an act of God or any other occurrence beyond the party's control, the party will be excused from performance for as long as it is reasonably necessary to complete performance.
- 26. Waiver.** No waiver of any default in the performance of the Agreement shall be effective unless in writing and signed by the waiving party. The waiver of a particular default in the performance of the Agreement shall not constitute a waiver of any other or subsequent default. The resort to a particular remedy upon a default shall not constitute a waiver of any other available remedies.
- 27. Severability.** If any provision of the Agreement is determined to be invalid or unenforceable, the remainder of the Agreement shall not be affected and shall remain in effect.
- 28. Entire Agreement.** This Agreement contains the entire Agreement between Residence Life and You and supersedes any and all prior agreements or representations between the parties pertaining to the same subject matter. Subject to applicable law and University policy, Residence Life may, in its discretion, increase the rent or otherwise alter the terms and conditions of the Agreement effective upon the commencement of any renewal term.
- 29. Notices.** All University notices related to this Agreement and Your housing privileges will be sent electronically to your CSU email address. Please notify Residence Life immediately in writing if your email address changes.

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TOBACCO AND DRUG FREE CAMPUS POLICY

Cleveland State University has a vital interest in maintaining a safe, healthy, and respectful learning and working environment for members of the university community. The university seeks to set a model for a tobacco free and drug free workplace and promotion of healthy lifestyles now and in the future.



Tobacco and drug use, including the sale, advertising, sampling and distribution of tobacco or drug products or related merchandise is prohibited in all university facilities, on all university grounds, whether leased or owned, and at university-sponsored events, regardless of the venue.

RESIDENT DISCLOSURE OF CRIMINAL CONDUCT

Students who have ever pled guilty or been convicted of a criminal offense or have charges pending against them are required to disclose such information to University. University reserves the right, in its sole discretion, to conduct a background check if it deems it is necessary to confirm conviction or criminal offense information. Upon receipt, materials will be reviewed to determine if University will extend housing privileges to the student. Students are required to immediately update this information with the Residence Life if their status related to this information changes. At that time, Residence Life will review their specific situation and determine their housing privileges.

ATTESTATION AND SIGNATURE

I agree to accept a room assignment in a residential community provided by University for the Agreement period. By signing this document, I understand that I am entering into a legal, binding Agreement with University for housing accommodations subject to the terms and conditions which I hereby acknowledge I have carefully read, and I further agree during the term of this Agreement to act in accordance with the Policies and Procedures stated in the Resident Handbook and the CSU Student Code of Conduct, hereby incorporated as part of this Agreement.

Resident/Student Signature

Date

Parent's Signature (required if Resident is under 18 yrs. of age)

Date

Contact Information:

To contact Residence Life:

Residence Life
2450 Euclid Avenue
Euclid Commons 198
Cleveland OH 44115-2440
Email: reslife@csuohio.edu
Phone: 216.687.5196

For Housing Payments:

Made in person Bursar's Office
Berkman Hall (BH) 114
<https://campusnet.csuohio.edu/>

Mailed to: Cleveland State University
Bursar's Office
2121 Euclid Avenue
Cleveland, OH 44115

For Deposits:

Department of Residence Life
2450 Euclid Avenue
Euclid Commons 198
Cleveland OH 44115-2440
<https://www.csuohio.edu/residence-life/housing-self-service-portal>