



I understand and accept

**B. Contract Period**

1. Student must select a contract period at the beginning of this contract. The contract is in effect once signed.
2. If Student enters into a contract after the beginning of the contract period selected and defined above, Student may be entitled to prorated room and board rates.
3. If Student chooses not to return to campus housing for reasons including fall graduation, academic internships, or buying out the contract period for the Spring 2026 semester, Student will have their contract end on December 12, 2025, or December 14, 2025, for graduates.
4. If a late or early check-in time is needed, the Resident Director must be provided written notice of the need not less than one week before the requested late or early check in date and time. The Resident Director will then provide a written response of approval or denial. An early check-in or late checkout may incur additional fees, which are currently \$20 per night at the Lion's Den and \$25 per night at Sebastian Commons. If a student is approved to check-in early or checkout late, they will be held to this contract, and the contract will start on the date of their check-in and end on the date of their checkout.
5. Revisions to room contract period selection may be made through 5pm on November 15, 2025. **After November 15, 2025, students desiring a room contract for summer may sign up for summer housing during summer and fall housing sign up in the spring semester.**
6. Student must check into assigned room by 5:00 pm on the first day of class of the term they plan to move in, unless written special arrangements are made with the Housing Office. Contracts will be cancelled at 5:00 pm on the first day of class of the semester for failure to complete proper check in procedures or for failure to obtain special arrangements for check in.
7. The Lion's Den will be closed for winter break from 7:00 pm on December 12, 2025 through 12:00 pm on January 16, 2026. Student may not occupy their Lion's Den room during winter break without written permission from the Housing Office. The semester room rate for the Lion's Den does not include winter break. The fee to enter the Lion's Den over winter break is \$20/day up to a maximum of \$340 for the entire break.
8. If Student is participating in commencement or has a required school function and is unable to vacate at the end of the contract period, they must receive written permission from the Housing Office to stay.
9. At the end of the contract period, Student is required to check out with a Housing staff member and vacate their assigned room.

I understand and accept

**C. Room Assignments**

1. UAFS reserves the right to assign Student and to reassign Student for the purpose of consolidation or any other reason as determined by UAFS.
2. Race, national origin, disability, religion, or any other basis prohibited by federal or state law shall not be considered in assignment.
3. Assignment priority is at the sole discretion of UAFS and is based partly on the date and time of receipt of the application, application fee, a signed contract, deposit, and space availability.

4. Assignments are personal, non-transferable, and non-assignable. Requests to transfer rooms must be made in writing to and approved by the Housing Office.
5. Unauthorized room changes or failure to move out of a room when required may result in additional charges.
6. Sign-up by current residents for the next academic year occurs during the spring semester. To participate, current residents must have 24 credits completed or in progress. Students who have fewer than 24 credits completed or in progress will select a room on the final day of Sign-up.
7. Student may not subcontract any living space on campus or occupy a space to which they are not assigned or allow an unauthorized person to occupy the assignment or premises.
8. **Roommate Requests:** Requests for roommates must be included in each Student's application or in written requests signed by each requesting applicant in order to be considered. Mutually requested roommates should have the same room/ apartment preference. Space will not be held for any requestor whose application, application fee, contract, or deposit is not received in time to be assigned concurrently. While every effort will be made to meet roommate requests received before initial housing assignments are made, UAFS does not guarantee such assignment.
9. Current residents desiring to switch rooms may fill out a Room Change Request Form. Forms will not be accepted the first two weeks of each semester.
10. **Summer Housing:** If Student is living in summer housing at Sebastian Commons, Student may be reassigned a temporary apartment at Sebastian Commons so ongoing summer maintenance projects may occur.
11. UAFS will attempt to notify Student of roommate assignment prior to the new roommate moving in, but this is not guaranteed. Student does not have the right to refuse a roommate assignment unless they are willing to pay for all empty beds in their room/ apartment and there is room available elsewhere in the facility.
12. Students initially assigned to an Executive apartment layout, Double-as-Single, or Triple-as-Double may be reassigned to a standard layout or room assignment if demand for the type of apartment/room assigned exceeds the supply of such apartments or room.
13. Students assigned to an Executive apartment layout, Double-as-Single, or Triple-as-Double may not alter their room rate for their current assignment after move-in. If those residents desire a different room rate, they must move to a new room assignment.
14. If Student needs a special accommodation in room assignment or the meal plan requirement for their facility, they must notify the Housing Office two weeks prior to move-in. Student must also have their circumstance on file with Student Disability Services, and Student Disability Services will communicate approved accommodations for the student to the Housing Office. Room assignment accommodations must be reasonable and are subject to room availability.

I understand and accept

**D. Food Service Plans and Cancellation Policy**

1. Students must purchase a residential meal plan. A meal plan must be selected from the above options. The Dining Dollars portion of all plans is non-refundable. Cancellation of this contract or withdrawal from UAFS may result in a partial meal plan refund based on the proration schedule. **Block plans, as identified in the MEAL PLAN**

**SELECTION section of this contract, may not be prorated.**

- Meal plans are personal and non-transferable. Student must always present their Lion's ID card when using their meal plan.
- During the period between the fall and spring semester, Student may adjust their meal plan before January 16, 2026, to obtain a meal plan option that best suits their needs. During the first week of each semester, meal plans may only be adjusted to a meal plan that contains equal or more Dining Dollars.
- If Student is not enrolled for fall or spring classes by 5:00 pm on the Monday before fall or spring classes begin, meal plans will be cancelled until Student is officially enrolled.
- Unused meals at the end of a semester will not be refunded or transferred to the next semester; however, any unused Dining Dollars will roll over from the fall to spring semester.
- Food Service is closed for Thanksgiving, winter, and spring breaks.
- Full meal plan usage policies are found online at <https://uafs.edu/student-life/housing/rates.php>.

I understand and accept

**E. Charges and Payments**

- The charges for room and board vary according to the UAFS housing facility, Student assignment, and the assigned meal plan. A listing of room and board rates, which is fully incorporated herein by reference, will be available no later than June 15, 2025, on the UAFS Housing website: <https://uafs.edu/student-life/housing/rates.php>, subject to receiving approval from the Board of Trustees of the University of Arkansas acting for and on behalf of the University of Arkansas Fort Smith. UAFS reserves the right to raise or lower room and board rates at any time upon thirty (30) day notice.
- A contract received before the beginning of each term will be billed to Student's account by the second day of class. If Student turns in this contract after classes have started, room and board charges will be posted within three business days of receipt of the contract.
- Payment must be made in full by the payment deadline as defined by the Cashier's Office unless an installment plan has been established by Student online or if charges are fully covered by financial aid. Late payments will be assessed a UAFS late payment fee.
- Student agrees to make full payment of all room and board fees charged by UAFS. Student's failure to meet financial obligations for room and board payments may result in meal denial, termination of the contract, denial of transcripts, denial of reassignment, or other actions as set forth in the UAFS Student Handbook, Student Code of Conduct, and the Residential Handbook.
- A \$200 security deposit is due with submission of the signed contract for all residents. This deposit will be refunded to the student's account, less any charges incurred, upon termination of the contract.
- At the end of the contract period, Student must comply with the administrative checkout procedure. A noncompliance fee of \$100 may be assessed for failure to comply with the checkout procedure or for an unscheduled checkout. An unscheduled checkout includes being late for a checkout time, not giving advance notice of move-out, or leaving without checking out with a staff member.

Complete procedures and fees are listed in the Residential Handbook.

- Charges are assessed for damage or loss of UAFS property in student rooms. Charges may be assessed for damage that is found after Student has checked out, provided Student's room has not been reoccupied. All charges will be placed on Student's UAFS account.
- Charges may be assessed for excessive use of utilities such as electric and water. Please see the Housing and Residential Life Handbook for details regarding this policy. All charges will be placed on Student's UAFS account.
- Wired and wireless internet and utilities for each resident are included in the room rate for each semester.

I understand and accept

**F. Contract Termination by Student**

- If Student requests cancellation of their housing contract, Student must do so through written request to the Housing Office.
  - Student may terminate this contract without penalty through June 1, 2025, at 5:00 pm. Cancellations between June 2, 2025, and July 1, 2025, by 5:00 pm will incur a \$200 fee. Cancellations between July 2, 2025, and July 31, 2025, by 5:00 pm will incur a \$400 fee. If Student cancels after July 31, 2025, or does not move in without cancelling, or moves out during the contract period, Student will incur a \$1000 contract buyout fee. Cancellation and buyout fees are immediately due and payable.
  - Requests to reduce and/or waive the cancellation or contract buyout fee must be made in writing, with supporting documentation, to the Housing Office, and will be reviewed. Buyout appeals must be submitted within ten business days of requested cancellation of the housing contract.
  - Life events that may allow Student to be released from a housing contract are graduation, military service, or a documented medical condition for which UAFS Housing is unable to make reasonable accommodation.
  - If Student selects a class schedule that is fully or mostly online classes, this will not alter their housing contract commitment.
  - Except for reasons listed in F4, withdrawal from UAFS will result in automatic termination of this contract. Student will be assessed the \$1000 contract buyout fee and must follow check-out procedures.
  - Students are required to remove their belongings from UAFS property within 24 hours of their withdrawal or suspension.
  - Refund of room fees will be prorated through the first half of each semester. Thereafter, there are no refunds available.
- Block plans, as identified in the MEAL PLAN SELECTION section of this contract, may not be prorated.** Dining Dollars are non-refundable.
- If a student stays past the Spring move-out date in May, they will be charged the nightly room rate unless they are paying for Summer housing.

I understand and accept

**G. Contract Termination by UAFS**

- UAFS may terminate this contract and require Student to immediately vacate the living space for the following reasons: (1) Failure to make satisfactory payments by the required date(s); (2) Official UAFS disciplinary action resulting in removal of Student from the room and/ or

building; (3) Failure to be enrolled in the required number of credit hours; (4) Violation of Housing or UAFS policy, rules or regulations, including but not limited to, the regulations set out in the Residential Handbook and/or the Student Code of Conduct, which is fully incorporated herein by reference; (5) Failure to maintain the room in a safe and sanitary condition; (6) Violation of any terms or conditions of this contract; (7) An emergency or casualty; or (8) If the resident presents a health, safety, or security threat to themselves or to others.

2. An \$1000 contract buyout fee will be assessed by UAFS for any of the reasons listed in section G1, except (7) an emergency or casualty for which the student is not responsible.
3. The University reserves the right to modify or terminate this contract due to health or safety emergency, or otherwise due to circumstances beyond the reasonable control of the University. In the event the University terminates the housing contract and University Housing is closed due to occurrences including, but not limited to, natural disasters, floods, fires, tornadoes, riots, epidemics, pandemics, quarantine, outbreak of infectious disease, or other reasons to safeguard individuals or the campus community, students will be liable only for room and board charges incurred through the end date of termination of the contract by the University or the date the student officially checks out of University Housing, whichever is later, on a prorated basis. For those students who have already made payment of room and board charges, students will receive a prorated credit based on the days remaining in the original contract term, to be applied within the same academic or calendar year, whichever occurs first. The amount of the reduction/credit will be reduced by 5% to cover a portion of fixed administrative and overhead expenses. The University reserves the discretion to restrict use of any credits issued to University Housing and Dining services only.
4. UAFS may terminate this contract for convenience for any reason, by giving Student thirty (30) days notice. Notice shall be deemed sufficient when it is deposited in the U.S. Mail and addressed to Student's campus address and/or permanent address on record with UAFS.
5. If Student is not enrolled for spring classes by December 12, 2025, and does not move out or notify the Housing Office until January of their intent to move out, Student will be charged two (2) weeks cost of spring housing in addition to the contract buyout fee. Costs may include both room and board fees.
6. If Student moves in for fall and is not enrolled in twelve credits by August 1, 2025, Student will have their contract cancelled, will be charged the cancellation fee, and will be refunded their deposit. Exceptions may be granted.
7. Failure to vacate the room upon notice of termination of this contract by UAFS or the expiration of the contract period will result in an \$1000 fee with no option to appeal. The locks will be immediately changed, and Student will be immediately evicted, which may result in additional fees. Student waives all statutory rights of ejectionment.

I understand and accept

#### **H. Responsibility for Damage**

1. UAFS shall not be responsible for lost, stolen, or damaged property, nor personal injury sustained on UAFS premises. UAFS will not be responsible for injury sustained from a lofted bed. UAFS will not be liable to Student, or guest, for

injury, damage or loss to person or property caused by criminal conduct of other persons, including, but not limited to, theft, burglary, assault, vandalism, or other crimes. Student agrees to indemnify UAFS, its officers, and employees for any and all damages or other loss that may be suffered by others as a result of any action or negligence of Student. Nothing in this contract shall be deemed to waive the sovereign immunity of the State of Arkansas, The Board of Trustees of the University of Arkansas acting for and on behalf of the University of Arkansas at Fort Smith, or the University of Arkansas – Fort Smith and its employees. Student should obtain renters insurance to insure their property.

2. If a living space becomes uninhabitable due to fire or other casualty, UAFS will attempt to relocate Student to another residential space, if available. If UAFS is unable to relocate Student to another residential space, UAFS may terminate this contract without refund.
3. UAFS shall not be liable for any delay or default in performing hereunder if such delay or default is caused by, but not limited to, Acts of God, government restrictions, wars, insurrections, epidemics, pandemics, riots, natural disasters, and/or any other cause beyond its reasonable control.

I understand and accept

#### **I. Abandonment of Personal Property**

1. Personal property left in a room or other space after Student has moved out, whether by proper or improper check out, shall be deemed to have been abandoned and will be immediately removed and disposed of at Student's expense. UAFS shall not be responsible or liable for any losses of or damages to any abandoned property.

I understand and accept

#### **J. Room Condition and Damages**

1. Student accepts the premises and furnishings as-is. At check-in, Student must complete a Room Condition Report to ensure they are not charged for existing defects. If Student does not list an imperfection on the Room Condition Report, the Student may be charged for the damage.
2. Student hereby agrees that the Room Condition Report and inspections shall serve as the basis for any damage charges that are assessed by UAFS.
3. Student will leave the room, suite, or apartment in the same condition as received; reasonable wear and tear accepted, and will not make any alterations, additions, or improvements in the living space.
4. Student agrees that furnishings provided by UAFS will remain in the suite or apartment when Student vacates in the same condition as when Student occupied the premises, reasonable wear and tear excepted.
5. Student agrees to pay all charges for cleaning, maintenance, or repair deemed necessary by UAFS to return the premises to the same condition as when accepted by Student, beyond normal wear and tear. Student shall pay for all damage to the building, electrical, plumbing system, or furniture, caused by Student's action or negligence. Student agrees that where two or more students occupy the same room, suite, apartment, wing, floor, or building and the responsibility for damage, loss or other charges cannot be ascertained by UAFS, the cost of the damage or loss or charges will be allocated and assessed equally to all

occupants of the room, suite, apartment, wing, floor or building.

I understand and accept

**K. Right of Entry**

1. UAFS officials may enter Student's room to conduct a welfare check if there is reason to believe Student's health may be in question; to maintain health and safety standards; an emergency; to investigate situations where Student's behavior appears to violate the law or UAFS regulations; to check-in or check-out Student; to inspect periodically to insure safe, sanitary conditions; to perform periodic pest control; or perform necessary or routine maintenance work. UAFS officials will make a reasonable effort to notify Student prior to entry.

I understand and accept

**L. Health and Safety**

1. Student will complete a Roommate Agreement with all roommates. This agreement will include agreed upon cleaning and health standards, and it will be kept on file with UAFS Housing.

**Please Initial:**

\_\_\_\_\_ I have read, understand, and will comply with the terms and conditions in this contract. I understand that this is a legally binding document for the financial commitment required by room and board payments and applicable fees.

\_\_\_\_\_ I understand that it is my responsibility to read and become familiar with the Residential Handbook and the UAFS Student Code of Conduct. I understand that I must abide by the policies contained in these publications or else be subject to cancellation of the Room and Board Contract.

\_\_\_\_\_ I understand I must pay a \$200 security deposit with submission of this contract. I understand financial aid cannot cover the deposit. Failure to pay the security deposit will forfeit my campus housing assignment.

\_\_\_\_\_ I understand I will be billed \$1000 to buyout the contract if I break it and move-out before the end of the contract period.

\_\_\_\_\_ I hereby contract for room and board accommodations with UAFS for the contract period designated on the first page and for any exception to the move-in and move-out dates as requested and approved through writing.

**Student Signature:** \_\_\_\_\_

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

**Guardian signature if Student is under age 18:**

\_\_\_\_\_