

2013-2014
SAINT MARY'S COLLEGE OPUS HALL AGREEMENT
CONDITIONS OF AGREEMENT

1.
 - a. This Agreement is a binding commitment to live in Opus Hall for the entire 2013-2014 academic year. This Agreement guarantees the student a room in a College apartment, not any specific apartment.
 - b. Students in Opus must be of senior status and must maintain full-time student status to remain in the Opus. Students who lose their full time senior status must receive special permission from the Assistant Vice President and Director of Residence Life & Community Standards (AVPDRL) to remain in the Opus. Students whose request is denied will be assigned to a space in another residence hall.
 - c. Students may be released from this agreement under the following circumstances: withdrawal from the College, documented significant change in financial status, December graduation or extenuating circumstances as approved by the AVPDRL.
 - d. Students who withdraw from the College **prior** to the first day of classes, fall or spring semester, will not be charged for Opus for that semester. The deposit will be forfeited except in extenuating circumstances as approved by the AVPDRL. Students who withdraw **after** the first day of classes, fall or spring semester, will be charged in accordance with the College refund policy outlined in the Saint Mary's College Bulletin.
 - e. Students who are granted a leave of absence from the College must vacate their apartment at the beginning of the leave. If they return to the College in the same academic year, they will be reassigned to a space upon their return. It is likely the space assigned to a returning student will not be in the Opus. If the leave changes to a withdrawal, see sections 1.c and 1.d.
 - f. If a student is required to vacate Opus due to disciplinary sanctions, all fees will be forfeited.
 - g. Room fees are billed along with tuition and is due and payable in full prior to check-in.
 - h. The College may cancel this agreement if the student's outstanding financial obligations are not met. Accounts must be paid in full or financial arrangements acceptable to the College must be in place by the start of the fall and spring semesters.
2.
 - a. The occupancy period will begin at 9:00 a.m. on Saturday, August 17, 2013 for seniors living in Opus apartments. Siblings are not permitted to check-in early into their residence hall simply because a senior wishes to move in early into Opus.
 - b. Students who do not occupy their assigned rooms by **Wednesday, August 28, 2013**, and have not notified the Department of Residence Life and Community Standards of their intended late arrival, may be assigned to a different space in a residence hall.
 - c. The residence halls close at **12:00 p.m. on Saturday, December 21, 2013** for Christmas break, and no students may remain in their apartment during this time. Opus will re-open at 9:00 a.m. on Thursday, January 9, 2014.
 - d. College housing remains open for Fall, Spring, Thanksgiving and Easter breaks. Students may remain in their apartments.
 - e. Opus apartments close at 2:00 p.m. on Sunday, May 18, 2014.
3.
 - a. If a space becomes vacant in a student's apartment prior to the occupancy period (see section 2.a), the Department of Residence Life & Community Standards will provide the residents the opportunity to select a new roommate within five (5) business days. If no roommate is selected by the designated time, the Department will cancel all remaining roommates housing agreements and will reassign the students to spaces within the residence hall.
 - b. If a space becomes vacant in a student's apartment within the occupancy period (see section 2.a), the Department of Residence Life & Community Standards will provide the residents the opportunity to

select a new roommate within five (5) business days. If no roommate is selected by the designated time, the Department reserves the right to assign a student to the vacant space. Students may not sublet rooms or any part thereof.

- c. The student is responsible for cleaning her own apartment, for removing garbage regularly, and maintaining sanitary and safety conditions.
 - d. All assigned furniture must remain in the apartment.
4. All residents are required to complete and sign an Apartment Condition Report upon entering their apartment in the Fall and when moving out of a room at the end of the year. Student's responsibilities related to their room and common areas are included with the Apartment Condition Report and the Guide to Residence Hall Living.
 5. The College reserves the right to inspect rooms for reasons of safety, health, general welfare, maintenance, or official business. The College also reserves the right to remove any object or material which would constitute a violation of College policy.
 6. Although the College will use reasonable efforts to protect a student's property, the College is not liable for any loss, theft, or damage to property belonging to residents. Students are encouraged to invest in a personal insurance policy if their belongings are not covered under their parents' homeowner's insurance.
 7. The student shall hold the College harmless from any suit, action at law, or any other claim whatsoever resulting from or arising out of any injury to the student's person or property while an occupant of a College apartment. The student agrees to defend, indemnify, or hold harmless the Board of Trustees, Saint Mary's College, members, representatives, officers, agents, and employees against any and all claims, demands, costs, and expenses including attorney fees which any or all said parties may sustain or incur due to the actions of the student while an occupant of a College apartment.
 8.
 - a. For the safety of the apartment community, certain items are not permitted in Saint Mary's College housing. These include but are not limited to: candles, hookahs, halogen lamps, pets, incense, space heaters, fireworks, firearms and weapons of any kind.
 - b. Smoking is not permitted in any College Building.
 9. Additional resident responsibilities may be found in the Guide to Opus Hall Living. Residents agree to abide by all policies and procedures as outlined in the Guide and the Student Code of Conduct, which can be found at <http://www3.saintmarys.edu/residence-life/community-standards-code-of-conduct>.
 10. This agreement constitutes the full and complete agreement between the student and the College. Please note that Certain Opus-specific rules are communicated to students at the beginning of the academic year which, are considered as part of this contract.

The College, as an academic community, intends to provide a residential atmosphere where study and learning can take place along with recreation, relaxation and social development. This atmosphere is dependent upon the willingness of all individuals to associate in such a way that personal freedom and responsible order co-exist. The undersigned student, therefore, acknowledges the need for socially responsible behavior, recognizes the role of the Residence Life staff in promoting such behavior, and accepts a reasonable disciplinary action for disregarding such behavior.

By signing this agreement, the student confirms her responsibility to accept the above "Opus Hall Agreement."

Student's Name (please print)

Student's Signature (required)

Apartment #

Date