



University Housing Lease Agreement - 2026- 27

This Housing Agreement (Agreement) is a binding legal document between the Board of Trustees for the University of Northern Colorado, for the use and benefit of Housing and Residential Education (UNC) and signatory of this Agreement (Resident). This Agreement is effective when the Resident submits their UNC Housing application (Effective Date).

1. **Resident:** An individual who has signed a UNC Housing Agreement. The Agreement legally binds the Resident and requires them to adhere to the terms outlined in the Agreement, including payment obligations and care for the property.
2. **Premises:** The specific housing unit assigned to Resident. Completing the UNC Housing Application (Application) is the first step for Residents seeking to live in UNC Housing. By submitting an Application, Residents agree to accept the Premises selected or assigned to them. UNC Housing accommodations will be provided to Resident at one of the UNC Housing locations identified on the UNC Housing Portal at (<https://housing.unco.edu> or <https://unco.erezlife.com/>)
3. **Term:** The term of this Agreement depends on the Premises as follows:
 - a. A Resident assigned to a Residence Hall or House – the term of the Agreement is from Wednesday, August 19, 2026, through Saturday, May 8, 2027.
 - b. Non-Renewal Residents assigned to Arlington Park Apartments -The term of the Agreement is from Wednesday, August 19, 2026, through Saturday, July 31, 2027.
 - c. Renewal Agreement(s) at the Arlington Park Apartments – The term of the Agreement is from Saturday, August 1, 2026, through Saturday, July 31, 2027.
4. **Application Fee:** UNC requires Resident to pay an Application fee when they execute it to secure acceptance of this Agreement. The Application fee is non-refundable and addresses a portion of UNC’s costs to process the Application and deposit. UNC may, in its sole discretion, waive the application charge. Further information can be found on the Housing Website (<https://www.unco.edu/living-on-campus/how-to-apply.aspx>).

Application for admission to UNC; and this Agreement for Living Accommodations in the UNC Housing System are separate transactions.

5. **Housing Deposit:** UNC may require a housing deposit (Deposit) when Resident executes this Agreement. UNC, in its sole discretion, may waive the Deposit. UNC will hold the Deposit for use in the event of nonpayment of rent, abandonment of Premises, nonpayment of utility charges, repair work for damage to Premises other than normal wear and tear and/or cleaning contracted by Resident. See Housing Website (<https://www.unco.edu/living-on-campus/how-to-apply.aspx>). Deposit may be returned at the end of the Term if:
 - a. Resident graduates from UNC;
 - b. Resident participates in a UNC-sponsored internship, student teaching, or exchange program that requires living away from the Greeley, Colorado area.

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UNC will retain Deposits if Resident is continuing in Housing for a future period. UNC will return the Deposit or the portion of the Deposit remaining after all deductions authorized above and by Colorado law. Within sixty (60) days of the termination of this Agreement or surrender and UNC acceptance of Premises, whichever occurs last, UNC will return the Deposit by crediting Resident's account. UNC will provide Resident with a written statement listing the reasons for the retention of any portion of the deposit. When UNC provides the written statement, Resident's UNC account will reflect a payment of the difference between the total deposit and the amount retained. UNC will email or provide documentation in the housing portal of any written statement and return the amount of the deposit not retained to Resident's account. This deposit is refundable only to the extent that the Student does not owe any outstanding amounts.

6. Payment: UNC will bill Resident's UNC account in installments for terms of occupancy. Residence Hall and House residents will be billed for the Fall term (August – December) and Spring term (January – May); Residents staying in Summer Housing will be billed for the Summer term (if applicable) (June & July). Arlington Park residents will be billed for the Fall term (August – December), Spring term (January – May), and Summer (June & July). Each Payment is due on the date described in the UNC Bursar's Bill Page (<https://www.unco.edu/bursar/your-bill/>). Payment rates are stated in the latest edition of the Housing Rates page (<https://www.unco.edu/living-on-campus/rates/>). Resident shall remit Payments in one of two ways:
 - a. Resident may pay each Payment installment in full when billed, or
 - b. Resident may sign-up for "Bear Pay" (<https://www.unco.edu/bursar/your-bill/#aBearPay5-d30e190>) with the UNC Colorado Bursar's Office from which the Payments will be made.
7. Qualification for Occupancy: A qualified Resident must be:
 - a. A UNC student and,
 - b. Enrolled in and attend six (6) or more credit hours of undergraduate courses or four (4) or more credit hours of graduate courses during every Fall and Spring term; Resident is not required to be enrolled in Summer term courses.

Fall term pre-registration shall be completed no later than one week before Spring term ends.

Residents who are completing thesis or dissertation hours, research projects, or a term of comprehensive exams, may occupy Premises for two (2) semesters, if they submit a letter from their advisor confirming Resident's academic status and timeframe for completion of their degree program to Housing and Residential Education (HRE). Letters can be submitted to housing@unco.edu. At its sole discretion, UNC may allow others to reside at Premises, see section Non-UNC Affiliated Occupants for details.

8. Notification of Change in Resident Qualifications: Resident shall notify UNC, in writing, of any changes in their occupancy qualifications. If Resident graduates from UNC, they must vacate the Premises no later than December 31st for Fall term and May 31st for Spring term or the end of the term of the Agreement, whichever is earlier. If Resident fails to meet the academic course enrollment requirements described above, Resident shall vacate the Premises within two (2) days following the date the Resident no longer meets the academic course enrollment requirements.
9. Cancellation: Resident may cancel this Agreement prior to the commencement of the Term. To cancel the Agreement before commencement of the term, Resident must submit a written notice to UNC at housing@unco.edu. If Resident cancels this Agreement before the Term, they will receive a full refund of

the deposit to Resident's account. If a Resident cancels this Agreement after the Term has started, no refund will be made.

10. Waiting List: If Premises are not available on the Effective Date, Resident will be placed on a waiting list. Resident may cancel this Agreement, in writing, at any time, while they are on the waiting list. Priorities for housing assignments are determined by availability, UNC may not be able to honor all requests for housing assignments, roommate choice(s) or Residential Learning Community or Specialized Housing. UNC may place Resident in a temporary housing assignment until Premises become available, this temporary assignment would be treated as Premises for the terms of this lease, including retention of deposit and cancellation. UNC reserves the right to assign Resident to an unassigned space at any time during the Term when Premises become available, Resident, must move to a permanent Premises.
11. Possession: Except as stated above, Resident is entitled to possession of Premises on the first day of the Term and shall surrender possession to UNC on the last day of the Term. Before checkout, the Premises must be thoroughly cleaned, including the furniture, bathrooms, kitchen appliances, windows, and mini blinds. If Resident fails to clean Premises in accordance with the UNC standards (as described by staff, through e-mail, or other postings), UNC will deduct the reasonable charges to complete cleaning from Resident's Deposit. Resident agrees they are responsible for any costs in excess of the Deposit. Resident will be given keys/card access to Premises and access to the mailbox. At the termination of this Agreement, if all keys are not returned to UNC and card access is not removed, Resident will be charged for any keys and access cards not returned. During the Term, if any key or access card is lost, Resident's room lock will be changed and the cost of any lock changes and key replacements will be billed to Resident's account. Charge amounts are established annually on HRE's Damage and Charge Schedule.
12. Habitability: Prior to Resident Possession of Premises, UNC personnel will inspect Premises to confirm habitability. Upon Possession of the Premises, Resident will inspect and acknowledge that Premises is in a reasonable and acceptable condition and habitable for its intended use. If the condition of Premises changes and the Premises are no longer habitable, Resident shall provide written notice to UNC within ten (10) days of determining the Premises is uninhabitable at housing@unco.edu describing the reason(s) Resident believes the Premises is no longer habitable.
13. Charges for Nonpayment or "Insufficient Funds" Checks: Resident may incur additional charges for nonpayment or "insufficient funds" checks by UNC Bursar's Office.
14. Early Check-In: Resident may request to occupy Premises before the Term begins. If UNC allows early check-in, Resident agrees to be charged the additional amount described in the Housing Early Arrival Page (<https://www.unco.edu/living-on-campus/housing/flexible-options.aspx>). Resident agrees that Early Arrival modifies only the Term to the agreed-upon date of arrival.
15. Check-In: Resident is required to check into the Premises with a designated HRE staff member. Resident must complete and return a Room Inventory Form or Room Condition Report to HRE within forty-eight (48) hours of accepting Possession of Premises. Failure to do so may result in administrative sanctions and/or charges for cleaning, damage, and improper check-in/out. Resident is checked-in when they receive their room key or encoded student card.
16. Check-Out: Resident shall check-out with UNC HRE staff when vacating the assigned room. The Room Inventory Form or Room Condition Report will be reviewed upon Premises inspection by designated HRE staff will be the basis for check-out charges assessed, if any. Resident must follow proper check-out procedures when vacating the Premises or relocating to another UNC residence. When checking out Resident shall remove all personally owned items, furniture, equipment, waste, and debris, and shall leave the space in the same condition as when accepted, normal wear and tear excepted. Resident will be

responsible for cleaning charges if they do not comply with these requirements. Any maintenance or repair required to return the Premises to the same condition as it was at move-in will be performed by UNC personnel and billed to Resident. Charge amounts are established annually on HRE's Damage and Charge Schedule. When two or more Residents occupy the same room, suite, house, or apartment and UNC cannot determine who is responsible for damage, loss, or any other charges, the cost will be assessed equally to all occupants.

17. Property Cleaning, Damage or Destruction. Resident cannot damage or destroy UNC property or Premises. If UNC determines that Resident has intentionally, willfully, or negligently damaged or destroyed UNC property or Premises, UNC shall assess Resident costs for non-routine cleaning, to repair damage, or to replace UNC property. Any such charges are the responsibility of each Resident assigned to the Premises. UNC, in its sole discretion, may determine individual or joint responsibility. Should material availability or workforce limitations prevent the full repair of damages to property, UNC shall retain damage charges towards future work to repair or replace property. Premises with existing damage may be cleaned and repaired to usable conditions for future residents, or the Premises may be placed offline awaiting material and workforce availability at UNC's discretion.
18. Furnishings: Resident is responsible for the condition and safekeeping of all furniture and appliances. Resident will be billed for loss of or damage to any furnishings or appliances. Resident will be allowed to remove UNC-owned room furnishings from their room and store them in an off-campus location at the expense of Resident for the duration of the Lease. Furnishings will not be removed by HRE personnel or stored by UNC. No additional UNC furniture will be provided to non-UNC affiliated occupants other than what is provided in accordance with this Agreement.
19. UNC's Policies, Rules, and Regulations and Applicable Federal, State and Local Laws: Resident agrees to comply with all UNC policies, rules and regulations, and any applicable Federal, State and/or Local laws. These policies, rules and regulations include, but are not limited to, the Housing & Residential Education ("HRE") Handbook ("Handbook"), the Student Code of Conduct ("BEAR Code"), the Board Policy Manual, and UNC Regulations. Resident understands and agrees that UNC may revise these policies, rules, and regulations with or without notice.
20. Smoking, Vaping, Tobacco, and Cannabis/Marijuana Use: Smoking, vaping, tobacco, and marijuana use are not permitted on UNC property. This includes, but is not limited to, cigarettes, e-cigarettes, smoking pipe, vape pens, hookahs, chewing tobacco, other products containing marijuana, tobacco or tobacco derivatives, and any device used to consume solid or liquid substances that involve use of tobacco or cannabis/marijuana.
21. Animals and Pets: Pets and other animals are prohibited in Premises except as approved by and/or registered with HRE or approved by the UNC Disability Resource Center ("DRC"). Further details may be found in the HRE Handbook. Resident will be billed for unapproved pets and animals and charged for any required repair, damage, or any necessary cleaning as a result of the unapproved pet(s) or animal(s). Charge amounts are established annually on HRE's Damage and Charge Schedule.
22. Personal Property Insurance: UNC does not provide insurance coverage for Resident's personal property or any other person, regardless of whether that person is a guest, visitor, or occupant of the Premises. It is recommended that Resident consider whether it is prudent to purchase personal property insurance coverage or other additional insurance.
23. Abandoned Personal Property: Personal property left at Premises following end of Term check-out and/or Agreement termination will be considered abandoned. Resident will be billed for any costs incurred by UNC for moving, removing, destruction and/or disposal of abandoned property from Premises.

24. Alterations: Resident shall not make alterations to Premises, including but not limited to painting, wallpaper, contact paper, bidets, lock changes, antennae, satellite dishes, cameras, networking equipment, fences, or remodeling of any sort without the prior written consent of UNC.
25. Premises Changes: Resident may change Premises only with a written authorization from HRE. Unauthorized Premises changes or failure to move out of Premises when required may result in additional charges to Resident as determined by HRE. As permanent accommodation becomes available, temporarily assigned Resident must move to permanent accommodation offered by UNC. Approved Premises moves may result in a change in charges based on Housing Rates page (<https://www.unco.edu/living-on-campus/rates/>).
26. Premises Assignments: UNC reserves the right to change Resident’s housing assignment for health (including isolation or quarantine for medical reasons), safety, or repair reasons; for disciplinary reasons; for the unresolved incompatibility of roommates; or other administrative reasons on a temporary or permanent basis. UNC may, in its discretion, place Resident in temporary housing assignments for the above reasons.
27. Consolidating Vacancies: UNC reserves the right to change housing assignments, to assign roommates, and to consolidate vacancies. If Resident has been assigned to a Premises modified to be in compliance with the Americans with Disabilities Act (“ADA”) and Resident does not seek ADA accommodations or qualify for such ADA accommodations (as determined by DRC), Resident understands and agrees that UNC may at any time, in its discretion, move Resident to a substantially equivalent Premises at the rental rate of the original Premises. In such an event, UNC will provide five (5) days' notice to Resident. Notice will be delivered to Resident by one or more of the following methods:
 - a. personal delivery,
 - b. placing the notice under the front door of Premises,
 - c. sending the notice by U.S. mail to Resident’s last known address, or
 - d. sending the notice to Resident’s UNC e-mail address.
28. Buyout of Unassigned Spaces: Resident is eligible to occupy unassigned housing spaces in Premises for an additional Payment, provided there is available space. Resident shall not allow non-UNC affiliated occupants to reside in Premises, except as described by non-UNC Affiliated Occupants subsection below. If the Resident is assigned to one space within the Premises and has not bought out the entire Premises, they may not occupy or store personal items in spaces they are not assigned.
29. Non-UNC Affiliated Occupants: applicable only to Residents in Arlington Park Apartments or Lawrenson Hall. A qualified Resident may request to live with a non-UNC affiliated roommate only in Arlington Park Apartments or Lawrenson Hall. Any Resident living with a non-UNC affiliated roommate must occupy the entire Premises and will be charged an additional Payment. Premises will be maintained in compliance with applicable City of Greeley Housing Occupancy Standards and HRE Occupancy Standards. Resident shall not collect payment (in any form) from non-UNC affiliated roommates for occupancy of Premises. All non-UNC affiliated occupants who are 18 years old or older shall disclose any judicial or administrative action brought against them for injury to person or property and successfully pass a background check according to UNC standards. HRE may terminate Agreement with Resident and/or non-UNC affiliated occupants if additional non-UNC affiliated occupants do not pass the background check. Resident shall be responsible for the behavior of all non-UNC affiliated occupants. Failure of non-UNC affiliated occupants to comply with applicable City of Greeley Housing Occupancy Standards and HRE Occupancy Standards may subject Resident and non-UNC affiliated occupants to termination of the Agreement. Upon termination of Agreement for noncompliance, Resident and/or non-UNC affiliated occupant(s) shall

permanently vacate Premises. Resident may add additional furnishings for non-UNC affiliated occupants if permitted by the City of Greeley fire code and applicable UNC policies and HRE Occupancy Standards.

30. Subletting allowed only for Residents in Arlington Park Apartments for summer months: To avoid confusion, a Resident in the Residence Halls or Houses cannot sublet. Residents in Arlington Park Apartments may not assign or otherwise transfer any of the rights or delegate any of the duties set out in this Agreement without prior written consent from UNC. If UNC gives written consent to assign this Agreement for the summer, the person to whom this Agreement is assigned must meet Resident's Qualifications for Occupancy and may not be leasing other UNC housing at the same time. UNC is not obligated to assist Resident to find a potential assignee or to fill Premises before filling other premises in the UNC housing community. Additional procedures for Subletting will be found on the HRE Forms Website (<https://www.unco.edu/living-on-campus/forms.aspx>.)
31. Conviction of Certain Criminal Offenses: If Resident or any eligible occupant has been convicted of a sexual offense that requires registration pursuant to CRS 18-3-412.5, Resident shall inform HRE in writing before applying to Premises.
32. Immunizations: Colorado law requires all students to submit proof of immunization against measles, mumps, meningitis, and rubella (or an approved exemption) from a licensed physician to the UNC Student Health Center. In the event of a measles, mumps, meningitis, and/or rubella outbreak, UNC students with exemptions may be quarantined off-campus at their own expense and will not receive a refund for Payments. UNC will not be liable for any damages or injuries to Resident caused by their noncompliance with Colorado law.
33. Premises Entry: UNC reserves the right to enter Premises as described in the HRE Handbook and Board Policy Manual. Access to Premises will not be granted to friends, relatives, or other persons unless they are designated as a Resident of Premises identified in this Agreement or Resident provides UNC written authorization for a specific non-Resident to enter the Premises.
34. Privacy of Information: UNC is responsible for supervising access to and release of information about its students. Certain information about individual students is fundamental to the educational process and must be retained. For Resident, name and campus address are considered public information and may be disclosed by UNC in response to inquiries concerning individual students, whether in person, in writing, or over the telephone. If Resident wishes to restrict access to their directory information, they shall request, in person, at the UNC Registrar's office, that directory information related to them not be disclosed (refer to UNC Catalog for specific definition/information regarding directory information). Housing may also release information to other parties if Resident completes a Release of Information form with HRE.
35. Information Sharing: In certain circumstances, it may be necessary for HRE to communicate with state or federal government, other institutions, and other UNC offices about Resident in connection with Resident's occupancy in UNC housing. These communications may include Resident's name, UNC email address, bear number, and parent/guardians(s)' name, parent/guardians(s)' phone number, and parent/guardian(s)' email address, as applicable. UNC may share communications with UNC administrators involving student conduct matters or behavioral intervention if UNC believes that Resident has violated one or more provisions of the BEAR Code, poses a risk of harm to themselves or others, or may be at risk of harm from others.
36. Default: If Resident fails to fulfill any applicable provision of this Agreement, Resident will be in default. Resident must cure any default of a Substantial Obligation within three (3) days. Resident must cure any other default within ten (10) days. UNC may take possession of the Premises without further notice and without prejudicing UNC's rights to damages. In the alternative, UNC may elect to cure any default, and the

cost of the cure will be added to Resident's financial obligations as described in Payments. Resident shall pay all UNC costs, damages, and expenses (including reasonable attorneys' fees and costs) caused by Resident's default(s) as described in Payments.

37. Termination of Agreement by UNC: UNC may terminate this Agreement for substantial obligations, other obligations, or destruction or condemnation of Premises as outlined.

- a. Termination for Substantial Obligations: UNC may terminate this Agreement, upon 3, three (3) days written notice to Resident. If this Agreement is terminated for any of the reasons stated immediately below, any Payments made by Resident pursuant to this Agreement will not be refunded, and Resident continues to be responsible for any Payments or other charges required under this Agreement, including the cost for interim housing. The following reasons are deemed Substantial Obligations:
 - i. Resident no longer fulfills Qualifications for Occupancy;
 - ii. Resident is found responsible for violations of the BEAR Code and/or the Handbook, and the Outcome of the conduct proceedings includes residence hall and/or UNC suspension, residence hall and/or UNC expulsion, revocation of admission, or other outcome that prohibits Resident from residing in the Premises;
 - iii. Resident enters a guilty plea or no contest to and/or is convicted of a misdemeanor or felony criminal charge;
 - iv. Resident is determined by UNC to pose an imminent threat to themselves or others in UNC housing;
 - v. Resident is suspended, including interim suspension, or expelled from UNC.
- b. Termination for other obligations: UNC may terminate this Agreement, upon ten (10) days written notice to Resident, for any of the following reasons: Resident is in Default of any provision of this Agreement, and the Default has not been cured as required by Default Paragraph. If this Agreement is terminated for any of the reasons stated immediately below, any Payments made by Resident pursuant to this Agreement will not be refunded, and Resident continues to be responsible for any Payments or other charges required under this Agreement. If UNC terminates this Agreement, Resident has three (3) days to appeal the termination to UNC's designated representative in Student Affairs and Enrollment Services. UNC reserves the right to terminate this Agreement (with appropriate notice described above) for any of the following circumstances:
 - i. Resident violates any policies, rules, or regulations contained in or referred to in this Agreement, contained in the Handbook and/or UNC Student Code of Conduct, and/or contained in any other UNC policies, rules, or regulations,
- c. Termination for Destruction or Condemnation of Premises: If the Premises is damaged to the extent that the damage prevents Resident's use of Premises, the following applies:
 - i. UNC will find alternate UNC Premises for Resident, if available.
 - ii. UNC will repair Premises if damage is reasonably repairable within sixty (60) days; or the cost of repair is less than \$1,000.00. Payments will be suspended during this period.
 - iii. UNC may terminate this Agreement with twenty (20) days written notice to Resident if damages to the Premises are not repairable within sixty (60) days, the cost of repair is \$1,000.00 or more, UNC is prevented from repairing the damage by forces beyond UNC's control, or if Premises is condemned. A prorated refund of housing charges may be given in this case.

- iv. If UNC is unable to provide alternate Premises and unable to repair the damages to Premises Resident shall have the right to terminate this Agreement. A prorated refund of housing charges may be given in this case.
38. Suspension of UNC Obligations: UNC's obligations under this Agreement may be suspended if prevented or delayed as a result of storm, flood or other acts of God; as a result of fire, war, rebellion, pandemic, scarcity of water, insurrection, riots, strikes, employee job actions; as a result of an order, rule, or regulation of any federal, state, municipal, or other governmental agency; as a result of legislative, judicial, or gubernatorial deauthorization or non-appropriation; or, as the result of any cause beyond the control of UNC, whether similar to the causes hereinabove specified or not. Any delay or interruption under this provision shall not be counted against UNC, notwithstanding anything to the contrary in this Agreement may say. If Resident vacates Premises, UNC may, in its discretion, not credit or refund any portion of Payments under this Agreement.
39. Withdrawal: UNC's Registrar's Office sets refund policies for room and board fees for each semester. No refunds of tuition, housing or dining charges and fees are made upon a student's withdrawal after the applicable course(s) drop deadline, or upon suspension or expulsion from UNC. More details may be found at: <https://www.unco.edu/registrar/registration/add-drop-withdrawal.aspx>. Students who desire to appeal this decision may use the Registrar's Registration Appeals process. More details may be found at: <https://www.unco.edu/registrar/registration/appeals.aspx>.
40. Indemnification by Resident: Resident shall release, indemnify, hold harmless UNC, its Trustees, officers, employees and agents, from any and all claims, suits, liabilities, court awards, damages, costs, attorneys' fees, and expenses arising out of Resident, Resident's guest(s)', or Resident's invitee(s)' acts or omissions relating in any way to Resident's occupancy of the Premises or Resident's obligations under this Agreement.
41. Governing Law: This Agreement will be construed in accordance with the laws of the State of Colorado. Venue for any civil action commenced regarding the provisions of this Agreement will be in the courts of the County of Weld, State of Colorado, with jurisdiction over the subject matter of the dispute.
42. Governmental Immunity: No term or condition of this Agreement shall be construed or interpreted as a UNC waiver, express or implied, of any of the immunities, rights, benefits, protections, or other provisions, of the Colorado Governmental Immunity Act, §24-10-101, *et seq.*, C.R.S. or the Federal Tort Claims Act, 28 U.S.C. §§1346(b) and 2671, *et seq.*, as applicable now or hereafter amended. The Parties further agrees that there are constitutional and statutory limitations on the authority of the State of Colorado and its Institutions of Higher Education, including UNC, to agree to certain terms and conditions, including, but not limited to, the following: liability for damages; choice of law; conflicts of law; venue and forum-selection clauses; defense or control of litigation or settlement; liability for acts or omissions of third parties; payment of attorneys' fees or costs; additional insured provisions; dispute resolution, including, but not limited to, arbitration; indemnification of another party; and confidentiality. Any such provisions in the Agreement or any attachments or documents incorporated by reference will not be binding on the State of Colorado or UNC. Designations of venue, choice of law, enforcement actions, and similar provisions shall not be construed as a waiver of governmental immunity.
43. Entire Agreement/Amendment: This Agreement contains the entire agreement of the parties and replaces and supersedes any other agreement, written or oral, or promises relating to the subject matter of this Agreement. This Agreement may be amended only in writing signed by both UNC and Resident (or Resident's parents or legal guardian as described in Contracting Authority)

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44. Severability: If any provision of this Agreement is found to be invalid or unenforceable by a court of competent jurisdiction, the remaining provisions will continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision will be deemed to be written, construed, and enforced as so limited.
45. Notices: Notices by UNC pursuant to this Agreement will be either e-mailed to the UNC e-mail address of the Resident, delivered personally, or placed under the front door of the Premises, or mailed to the last known address of the Resident. Notices by Resident under this Agreement will not be deemed valid unless sent by E-mail from the UNC e-mail address to housing@unco.edu, or delivered by mail, postage prepaid, addressed as follows: Housing & Residential Education, Campus Box 38, Greeley, Colorado 80639. Such addresses may be changed by either party by providing prior written notice as stated above.
46. Contracting Authority: If Resident is under eighteen (18), their parents or legal guardian will be required to execute this Agreement as evidence of their acceptance of all provisions of it.