



UNIVERSITY OF  
**NORTHERN COLORADO**

**Housing & Residential Education**

**Arlington Park Apartments 12 Month Lease Agreement  
Terms and Conditions for the Lease Term August 22, 2019 – July 31, 2020**

Terms and Conditions for 2019-2020: This document and those referred to within it constitute the University of Northern Colorado Housing & Residential Education lease for Arlington Park. The housing services described are being offered under the terms and conditions stated herein. Premises: Landlord, in consideration of the payments made by Applicant/Tenant as provided in this Lease (also referred to herein as "Lease"), leases to the Tenant, the Leased Premises located at 2315 Ninth Avenue, Greeley, CO 80631.

1. Parties: State of Colorado acting by and on behalf of the Board of Trustees of the University of Northern Colorado, an institution of higher education existing by virtue of the laws of the State of Colorado, for the use and benefit of the Department of Housing & Residential Education ("Landlord") and Applicant ("Tenant").

2. Term: The Lease term will commence August 22, 2019 and terminate on July 31, 2020. The lease agreement, from the above dates, binds the Tenant for the full term.

3. Leased Premises: Landlord, in consideration of the Lease rental payments provided in this Lease, leases to Tenant the Leased Premises, located at 2315 Ninth Avenue, Greeley, CO 80631, hereinafter referred to as the "Leased Premises".

4. No Insurance Provided by Landlord: As Landlord does not provide any insurance coverage for personal property that Tenant may have at the Leased Premises, IT IS RECOMMENDED THAT TENANT PURCHASE PERSONAL PROPERTY INSURANCE COVERAGE.

5. Landlord's Policies, Rules and Regulations: Landlord has promulgated certain policies, rules and regulations related to the occupancy of the Leased Premises. These policies, rules and regulations are contained in the University of Northern Colorado Housing & Residential Education Handbook ("Handbook") and Student Code of Conduct. Tenant agrees that Landlord may revise such Handbook without notice or consent of Tenant. Tenant agrees to abide by such Handbook. Tenant and their invited guests/visitors are required to comply with all provisions of the Handbook.

6. Conviction of Certain Criminal Offenses. If Tenant or any eligible occupant has ever been convicted of a sexual offense that requires registration pursuant to CRS 18-3-412.5, Tenant must inform the Department of Housing & Residential Education in writing at or prior to the time of filling an application for housing pursuant to this Lease prior to application.

7. Lease Rate: Tenant shall be billed (to their student account) in three installments: Fall semester (Aug-Dec. rent); Spring semester (Jan.-May rent); Summer (June & July rent). Bill due dates follow the University payment rules. Tenant payment options: a. Tenant can pay the semesters rent in full at the time of billing. b. Tenant can sign up for "Bear Pay" with the UNC Cashier's Office. The rates stated in the latest edition of the rates page are applicable to the Leased Premises and are inclusive of all Tenant fees that provide social, cultural, and educational services. All rent payments shall be made to UNC at the Cashier's Office, or on URSA on the UNC website. a. Monthly Service Charge on Unpaid Rent: Services charges will be assessed consistent with Landlord's accounting policy (University Accounting Office). b. Rent Change and Modifications: Rates may be changed subject to the approval of Landlord's Board of Trustees. c. Failure to Pay: Failure to make payment of rent or other charges, may result in termination of this Lease by Landlord unless Landlord provides a 3-day notice of eviction to Tenant. d. Insufficient Funds: Consistent with Landlord's policies, Tenant shall be charged \$20.00 for each "insufficient funds" check that is returned to Landlord for lack of sufficient funds. e. Early Check-In: If new tenants are requesting to occupy the apartment earlier than stated check-in date (permitting apartment is available and ready for occupancy), tenants will be charged an additional \$45.00 per day.

8. Animals and Pets: Tenant agrees not to keep or harbor any animals or pets except as approved by or registered with the university as Service Animals or Emotional Support Animals, or through the Pet Friendly Residential Learning Community. Further details regarding allowed pets as well as animals requiring approval may be found in the Housing & Residential Education Handbook.

9. Smoking: Smoking is not permitted on campus, on university grounds or in the houses. This includes, but is not limited to, cigarettes, e-cigarettes, vape pens, hookahs, chewing tobacco, and other products containing tobacco or tobacco derivatives.

10. Subletting: This lease permits the Tenant, and only the Tenant, to be able to assign the Tenant's rights under this Lease to another person if the Landlord gives written consent, but the giving of the Landlord's consent is at the Landlord's sole discretion. The person taking over the Tenant's lease must be a currently enrolled UNC student not committed to other UNC housing. The Landlord is not responsible for finding a person to whom the Tenant can assign the Lease and we are not obligated to assist the Tenant in finding a potential assignee or to fill the Tenant's space before filling other spaces in the community.

11. Health and Safety: In addition to Landlord's policies, rules and regulations, tenant agrees to obey all city, state and federal laws relating to the use and care of the Leased Premises.

12. Alterations: Tenant shall make no alterations, including but not limited to: paint, wallpaper, contact paper, bidets, lock changes, antenna, satellite dishes, fences or remodeling of any sort without the express written consent of the Landlord.

13. Abandoned Property: Personal property left behind by Tenant following check-out and/or Lease termination is considered abandoned. Tenant shall be charged for any costs incurred by Landlord moving or removing abandoned property from the Leased Premises. Abandoned

materials will be subject to University disposal procedures. Unlicensed or inoperable vehicles left in parking lots, or adjacent parking, at any time will be towed. All costs associated with packing, disposal and/or towing will be charged to the Tenant via their university bill.

14. Utilities and Services: Tenant shall be responsible for the following utilities and services in connection with the Premises: electricity, water, sewer, trash. The utilities will be billed at a standard rate based on apartment style and number of spaces occupied. The Landlord will be responsible for the following utilities with the Premises: extended cable, laundry and internet. Tenant shall be billed (to their student account) in three installments: Fall semester (Aug-Dec.); Spring semester (Jan.-May); Summer (June & July). Bill due dates follow the University payment rules.

15. Waiting List: In the event that the leased premises is not immediately available at the time of executing this Lease, Tenant will be placed on a waiting list. While on the waiting list, Tenant may cancel this Lease, in writing, at any time, and receive a full refund of their deposit. Priorities for apartment assignments are determined by space availability. UNC may not be able to honor all requests for apartment assignment, roommate choice or residential learning community. The University may place residents in temporary housing assignments. As permanent accommodations become available, temporarily assigned residents will be required to move to permanent accommodations as offered by the University.

16. Meal Plan Requirements - Freshmen living in a meal-mandatory residence hall who are under the age of 20 or have earned fewer than 20 semester hours can choose from four (4) On Campus Meal Plans: Any Meal/Any Time, 19 Meals Per Week, 14 Meals Per Week, or the 10 Meals Per Week Meal Plan. All Freshmen On Campus Meal Plans come with Bonus Meals and Dining Dollars automatically. Upperclassmen (at least 20 years old or 20 earned credit hours) can choose from 2 additional On Campus Meal Plans: 10 Meals Per Week (no Bonus Meals or Dining Dollars included) or the 5 Meals Per Week Meal Plan. Students can change their meal plan each semester up through 5pm on the University published Drop Deadline (10th day of classes). If a student turns 20 during the semester, they will be eligible to make changes to their meal contract the following semester.

17. Dining Services - Dining room services, hours, and locations may be adjusted by the Dining Services at any time. Dining services may not be provided during Thanksgiving, Winter, or Spring Break periods. The last meal will be lunch on the last official day of examinations. Food service contracts are not transferable. Disciplinary action will be taken and charges will be levied against students allowing other persons to use their meal card. A charge may be assessed for meal contract changes, cancellations, and lost identification cards. Students may enter the dining rooms only with their student I.D. cards; no other forms of identification will be accepted.

18. Deposit and Cancellation: At the time of the signing of this Lease, Tenant shall pay to Landlord a housing deposit to be held and disbursed for Tenant's damage to the Leased

Premises and cleaning and which the deposit will be returned, or a portion thereof, as provided by law, within sixty (60) days of a Tenant vacating the Leased Premises. If Tenant decides to cancel this Lease prior to the commencement of this Lease, Tenant must submit a written notice to Landlord, thirty (30) days prior to August 22, 2019. If the notice is not submitted prior to the thirty (30) day requirement, Tenant's deposit will be forfeited. Tenant will forfeit the deposit under the following circumstances: Landlord grants a Lease release to Tenant, withdrawal/transfer of Tenant from the University, and academic suspension of Tenant. In order to receive a refund of the deposit if the Tenant graduates they must submit documentation to Housing and Residential Education for approval. If a Tenant participates in a University-sponsored internship, student teaching or exchange program that requires living away from Greeley, the Tenant will receive a refund upon approval of a Petition for Release.

19.Possession: Tenant shall be entitled to possession on the first day of the term of this Lease, and shall yield possession to Landlord on the last day of the term of this Lease, in the same condition it was Leased to Tenant, normal wear and tear excepted, unless otherwise agreed by both parties in writing. Tenant will be given keys to the Leased Premises and mailbox. If all keys are not returned to the Landlord (as logged on room Inventory) at the termination of this Lease, Tenant shall be charged for each key and temporary access card not returned. During the Leased term, lost room keys will result in a tenant's lock being changed. Cost of lock changes and key replacements will be charged to the Tenant's University account.

20.Apartment Entry: Landlord reserves the right to enter any apartment for inspection and/or maintenance purposes at all reasonable times. An apartment shall be entered when there is reasonable cause to believe a violation of rules, regulations, or state/federal/local law has occurred. Entry without notice may occur in emergencies where Landlord believes that imminent danger to life, safety, health or property may exist. Access to apartments will not be granted to friends, relatives, or other students unless they are designated as a Tenant of the apartment identified in this Lease. Landlord shall have the responsibility to maintain the Leased Premises in good repair at all times. Landlord reserves the right to assign a roommate to an unassigned bedroom at any given time during the Leased term.

21.Habitability: Tenant has inspected the Leased Premises and fixtures (or has had the Leased Premises inspected on their behalf) and acknowledges that the Leased Premises are in a reasonable and acceptable condition of habitability for its intended use, and the agreed Lease payments are fair and reasonable. If the condition changes to that, in Tenant's opinion, the habitability and rental value of the Leased Premises are adversely affected, Tenant shall promptly (within ten days) provide notice to Landlord.

22.Tenant Qualifications for Occupancy: Individual UNC-Tenants are eligible to lease full apartment units (for additional rate) without adding additional occupants, provided there is available space. a. Tenants assigned to one bed within an apartment unit (who have not contracted the full apartment unit) may not add additional non-UNC affiliated occupants. c. Landlord requires Tenant be enrolled for and attend 6 or more credit hours undergraduate/5 credit hours graduate in the first semester of occupancy and every semester thereafter. Exceptions include: i. Tenant must be enrolled Spring Semester for the credit hours required above and registered for Fall Semester for the credit hours required above and not be required

to be a student in the summer session. Fall semester pre-registration must be completed no later than one week prior to the end of Spring Semester. ii. Tenant completing thesis, dissertation hours, research projects or during semester of comprehensive exams may occupy apartment for two semesters, with letter from advisor, confirming academic status and timeframe for completion.

23. Non-UNC Affiliated Occupants: The Leased Premises must be maintained in compliance with applicable City of Greeley Housing Occupancy Standards and University of Northern Colorado Housing and Residential Education Occupancy Standards. a. Tenants are required to lease full apartment units (for additional rate) if Tenant is adding additional non-UNC affiliated occupants to their lease. Tenants may not collect payment (in any form) for use of the premises. i. All non-UNC affiliated occupants who are 18 years old or older are required to 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. UNC Housing and Residential Education has the right to terminate lease with Tenant if additional occupants do not successfully pass a background check. ii. Tenant is responsible for behavior of all non-UNC affiliated occupants. Failure of non-UNC occupants to act in compliance with applicable City of Greeley Housing Occupancy Standards and University of Northern Colorado Housing and Residential Education Occupancy Standards may subject Tenant to termination of lease. Upon termination of lease with Tenant, non-UNC occupant(s) are required to terminate access and vacate premises. iii. Tenants may add additional furnishings for additional occupants if permitted by City of Greeley fire code and UNC and HRE Policies and safety standards. University furnishings may be removed by Tenant or non-UNC affiliated occupants and stored at an off-campus location at the expense of the Tenant. Furnishings will not be removed by UNC HRE from the apartment or stored nor will additional UNC furniture be added for additional occupants beyond what is provided.

24. Measles Immunization: Colorado law now requires all college or university students to present to the Student Health Center a certificate of immunization from a licensed physician showing immunization against measles, mumps, and rubella or an approved exemption. Individuals, who for medical reasons are unable to be immunized as required above, may file a medical exemption by submitting a Colorado Department of Health Certificate of Immunization signed by a licensed physician. A student may file a personal or religious exemption by submitting a Colorado Department of Health Certificate of Immunization with the statement of religious or personal exemption signed by the student if 18 or older; or if less than 18 years, by the parent or guardian; or emancipated student/consenting minor. In the event of an outbreak, students with exemptions can expect to be quarantined off campus at their own expense and there will be no refund for room and board. The University is not responsible for any liability the student may suffer because of noncompliance.

25. Graduation and/or Coursework Completion: Graduating Tenants and any Tenant not enrolled in an academic course with the Landlord must vacate no later than December 31st for Fall semester and July 31st for Spring semester. Tenants moving out before this time period are still responsible for financial installments in full.

26. Notification of Change in Tenant Student Status: Tenant is required to notify Landlord, in writing, should there be any changes in student status. Tenant will be required to vacate the Leased Premises within forty eight (48) hours should Tenant no longer be eligible to live in the apartment.

27. Privacy: Landlord has the responsibility for supervising access to and/or release of information about its students. Certain information about individual students is fundamental to the educational process and must be recorded. For the purposes of and Tenant, a student's 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 a Tenant wishes to restrict access to their directory information, please do the following: a. Tenant may officially request, in person, at the University Registrar's office, that directory information related to them, not be disclosed (refer to University Catalog for specific definition/information regarding directory information). b. Tenant should notify the Landlord when requesting Registrar to ensure privacy regarding release of information. If such a request is not made, Tenant's name and campus address are considered public information and may be included in appropriate University directories and publications.

28. Information Sharing: In certain circumstances, it may be necessary for HRE to communicate with other University departments about you in connection with your occupancy in University housing. These communications may include: your first and last name, your student email address, your Bear number, and your parent first and last name, your parent(s) cell phone number, and your parent(s) email address. If you do not want your information shared, please notify the Housing & Residential Education office in writing by sending an email to: [housing@unco.edu](mailto:housing@unco.edu) and no such information will be provided to other University departments by HRE. 27. Notice: Notices by Landlord under this Lease shall be either delivered personally, or placed under the front door of the apartment, or mailed to the Tenant of the Leased Premises, or E-Mailed to the UNC e-mail address of the Tenant and is considered sufficient notice as required by law. Notices by Tenant under this Lease shall not be deemed valid unless given or served in writing and forwarded by mail, postage prepaid, addressed as follows: Housing & Residential Education, Campus Box 38, Greeley, Colorado 80639, (fax) 970-351-1950, E-mail: [housing@unco.edu](mailto:housing@unco.edu). Such addresses may be changed from time to time, by either party, by providing notice as set forth above.

29. Parking Regulations: Tenants must display a University Parking Permit in order to park in the Arlington Park parking lots. Arlington Park has an "Open" parking policy, which means, "first come first served". All visitors must purchase a daily permit from Parking Services.

30. Check In Procedure: Tenant is required to formally check into the apartment with a designated Landlord staff member. An inventory form must be completed and returned to Landlord's office within forty eight (48) hours of official check in. Failure to do so may result in administrative sanctions and/or charges for cleaning, damages and improper check in/out.

31. Check Out Procedure: Tenant must secure an appointment to check out of an apartment by arranging an appointment with Landlord's designated representative at least forty eight (48) hours in advance of departure. The Tenant agrees to pay for any damage to the Leased

Premises and the buildings of which the Leased Premises is a part, including fire damage, any damaged or missing furniture, any lost property, or any service costs caused by said Tenant because of actions, neglect or intent. Where two or more eligible occupants occupy the same room, suite or apartment and the responsibility for damage, loss or any other charges cannot be ascertained by the University, the cost of the damage, loss or charges will be allocated and assessed equally to all occupants of the room, suite or apartment. Students are responsible for individual and community damages collectively. The eligible occupant will be allowed to remove university owned room furnishings from their room and store them in an off campus location. The Tenant will be fully responsible for the condition and safekeeping of the furniture.

32.Consolidating Vacancies: The University reserves the right to change room or hall assignments, to assign roommates, and to consolidate vacancies by requiring a resident to move from their current assigned space.. In the event that the [Tenant/Tenant/Resident] has been assigned to a [Contracted Premises/Leased Premises/residence hall room] that has been modified to be in compliance with the Americans with Disabilities Act (ADA) and the [Tenant/Tenant/Resident] does not seek ADA accommodations or qualify for such ADA accommodations (as determined by the Department of Housing and Residential Education (HRE) and/or Disability Support Services), [Tenant/Tenant/Resident] understands and agrees that the [Landlord/Landlord/HRE] may at any time, in its discretion (if another Tenant/Tenant/Resident] has been approved for ADA accommodations), move the [Tenant/Tenant/Resident] to a substantially equivalent [Contracted Premises/Leased Premises/residence hall room] at the rental rate of the original [Contracted Premises/Leased Premises/residence hall room]. In such event,[Landlord/Landlord/HRE] shall provide five (5) days' notice to [Tenant/Tenant/Resident] of the move of the [Tenant/Tenant/Resident]to a substantially equivalent [Contracted Premises/Leased Premises/residence hall room]. Such notice will be delivered to [Tenant/Tenant/Resident] by one or more of the following methods: (a) personal delivery, (b) putting the notice under the front door of the [Contracted Premises/Leased Premises/residence hall room, (c) sending the notice by U.S. mail or (d) sending the notice by UNC electronic mail.32. Room Changes: A resident may change rooms only with a written authorization from their hall staff. Unauthorized room changes or failure to move out of a room when required may result in additional charges as determined by the University.

33.Defaults: Tenant shall be in default of this Lease if Tenant fails to fulfill any Lease obligation or term by which Tenant is bound. Subject to any governing provisions of law to the contrary, if Tenant fails to cure any financial obligation within three (3) days (or any other obligation within five (5) days) after written notice of such default is provided by Landlord to Tenant, Landlord may take possession of the Premises without further notice (to the extent permitted by law), and without prejudicing Landlord's rights to damages. In the alternative, Landlord may elect to cure any default and the cost of such action shall be added to Tenant's financial obligations to Landlord under this Lease. Tenant shall pay all costs, damages, and expenses (including reasonable attorney fees and expenses) suffered by Landlord by reason of Tenant's defaults. All sums of money or charges required to be paid by Tenant under this Lease shall be additional rent, whether or not such sums or charges are designated as "additional rent".

34.Cumulative Rights: The rights of the parties under this Lease are cumulative, and shall not be construed as exclusive unless otherwise required by law.

35.Liability: Landlord, its officers, employees, agents and representatives, are not liable for any personal property of Tenant that may be lost, stolen or damaged in any way, anywhere on the Leased Premises, including any storage facilities. Tenant agrees to save, hold harmless, and indemnify Landlord, its Trustees, officers, employees and agents, from any claims or damages substantiated by Tenant or other parties as a result of the acts or omissions of Tenant relating to any changes or modifications made by Tenant or Tenant's representative, to the Leased Premises' furnishings, including but not limited to, the construction of loft beds, bookshelves, water beds, partitions, adjustments to toilets and sinks or other structures. Tenant will be financially responsible to Landlord in the event a third party is injured by Tenant's acts or omissions, claims the Landlord is liable for damages. Landlord is not liable for claims for damages whether Landlord knew of changes or not.

36.Destruction or Condemnation of Premises: If the Leased Premises are partially destroyed in a manner that prevents Tenant's use of the Leased Premises in a normal manner, and if the damage is reasonably repairable within sixty (60) days after the occurrence of the destruction, and if the cost of repair is less than \$1,000.00, Landlord shall repair the Leased Premises and Lease payments shall abate during the period of the repair. However, if the damage is not repairable within sixty (60) days, or if the cost of repair is \$1,000.00 or more, or if Landlord is prevented from repairing the damage by forces beyond Landlord's control or if the property is condemned, this Lease shall terminate upon twenty (20) days written notice of such event or condition by Landlord to Tenant. If the Leased Premises are damaged or destroyed and such damage or destruction has not been caused by Tenant, Tenant shall have the right to vacate as may be provided by law.

37.Termination of Lease by Landlord: Landlord may terminate this Lease, with a three (3) day written notice to Tenant, based on any of the following grounds, including: a. Eligibility: Eligibility (as defined in Section 19, above) of Tenant has changed such that the Tenant is no longer eligible to reside at the Leased Premises. b. Rule Violations (Code of Conduct): If Tenant contributes to disruption of the living environment by interfering with quiet enjoyment by the occupants or violates the rules and regulations relating to Arlington Park Apartments (see Apartments and Student Handbooks) including the Student Code of Conduct. A student's contract may be terminated and the student removed from University housing if they are determined by the University to pose an imminent threat to themselves or others in University housing. c. Lease Violations: Tenant has violated any provision of this Lease and/or rules established by the Landlord and/or the State. d. Failure to Pay: Failure to make payment of rent or other charges may result in termination of this Lease by the Landlord with three (3) day notice of eviction. e. Eviction Appeals: Tenant has three (3) days to appeal a Lease termination to Landlord's designated representative. Violation of any Lease condition during the last thirty days of any Lease term and/or eviction period will result in disciplinary action or earlier termination of this Lease.

38.Suspension of University Obligations: The obligations of the University under this contract to provide housing, dining services and any other contracted services 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, 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 disappropriation; or, as the result of any cause whatsoever beyond the control of the University, whether similar to the causes hereinabove specified or not. The time of such delay or interruption shall not be counted against the University, anything in this agreement to the contrary notwithstanding.

39.Termination Upon Sale of Premises: Landlord may terminate this Lease upon thirty (30) days written notice to Tenant should Landlord no longer be the owner of the Leased Premises.

40.Severability: If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

41.Governing Law: This Lease shall be construed in accordance with the laws of the State of Colorado. Venue for any civil action shall be in the courts of the County of Greeley, State of Colorado with jurisdiction over the subject matter of the dispute.

42.Contract Authority: If the Tenant is under the age of 18, their parents or legal guardian shall become a party to this Lease and shall sign the Lease as evidence of acceptance of all contractual responsibilities.

43.Entire Agreement/Amendment: This Lease Agreement contains the entire agreement of the parties and there are no other promises or conditions in any other agreement whether oral or written. This Lease may be modified or amended in writing, if the writing is signed by the party obligated under the amendment. The Director of Residential Education on behalf of Housing & Residential Education reserves the right to change tenant room/apartment assignments for health, safety or repair reasons; for disciplinary reasons; for the unresolved incompatibility of roommates; or other administrative reasons for either a temporary or permanent basis. This will be communicated in writing by the Director of Residential Education.

44.Tenant Responsibilities: The Tenant agrees to observe all applicable rules and regulations of UNC, its Department of Housing & Residential Education (including but not limited to these Terms & Conditions, the Housing & Residential Education Handbook and Student Code of Conduct), and the applicable statues of the State of Colorado and the United States.

department of Housing & Residential education, Campus Box 38, University of Northern Colorado, Greeley, Colorado 80639-0073, Phone: 970-351-2721, Fax: 970-351-1950. E-mail: housing@unco.edu

45.Termination of Contract by University - The University reserves the right to terminate a Housing & Residential Education contract for any of the following circumstances: (a) the resident enters a plea of guilty or no contest to and/or is convicted of a misdemeanor or felony criminal charge, (b) a resident violates any policies, rules or regulations (i) referred to in this contract, (ii) contained in the Housing & Residential Education Handbook and/or Students'

Handbook, and/or (iii) contained in any other University policies, rules or regulations including but not limited to the Student Code of Conduct, (c) the resident is suspended, including interim suspension, or expelled from the University, (d) the resident fails to comply with any portion of the Housing & Residential Education contract, (e) the resident has any unpaid charges from a previous Housing & Residential Education contract, and/or (f) the resident is determined by the University to pose an imminent threat to him/herself or others. If the resident's Housing & Residential Education contract is terminated for any of the reasons described above, any deposit or room and board charges paid by resident are forfeited and will not be refunded.