

## LUTHER COLLEGE RESIDENCE CONTRACT

Between *(print full name)*

\_\_\_\_\_  
(Hereafter referred to as the "Resident")

and

**Luther College at the University of Regina.**

(Hereafter referred to as the "College")

### CONTRACT TERM (Please Initial One):

Fall /Winter semester

Other pre-approved dates: \_\_\_\_\_

### SCOPE OF CONTRACT: Services covered by this contract are:

- Rental of a single furnished room in Luther Residence "The Student Village" as assigned by the College
- One of the compulsory meal plan options with Luther College Food Services
- Local telephone service
- Laundry facility usage
- High-speed internet connection
- All utilities (power, energy, water)

**OCCUPANCY:** Occupancy for the Resident officially begins each semester starting in conjunction with the university move in date and ends 24 hours after the Resident's last final exam or program end date, unless otherwise pre-approved by the College. Alternative move-in dates must be requested and approved before the start of each semester. The contract is null and void if the student fails to communicate or fails to arrive at TSV within 48 hours after the first day of classes. In this circumstance, the room deposit will be forfeited. The College reserves the right to reassign Residents during the semester to consolidate vacant spaces, increase quad occupancy, or for other reasons, at the discretion of Luther College. A College initiated move will not be subject to any additional fees.

**CHRISTMAS BREAK:** The resident will have 24-hour-per-day access to the room assigned to them except for the period from 1:00 p.m. the day after university final exams end in December until the scheduled January winter semester move-in day/time while the College is closed. Residents returning for the Winter semester may leave their belongings in their rooms; however, they must turn in their keys during this period. Residents who fail to turn in their keys during the closure will be charged an administrative fee. If the Resident requires accommodation over the Christmas break, arrangements must be requested in advance and are not covered by the residence fees for the semester.

**FINANCIAL RESPONSIBILITIES:** The Resident is responsible for the residence fees for the entire semester. The Resident agrees to pay all fees on the due dates outlined in the Luther College Residence Fee Schedule, provided on the Luther College website under the Residence Fees & Meal Plans tab. The Resident agrees that failure to make payment does not relieve the Resident of contract obligations. Default in payment may result in penalties such as late fee penalties, loss of service, holds placed on the Resident's account and/or lock-out and/or eviction.

**CANCELLATION:** If the Resident cancels this contract, in writing, no later than November 30, your room deposit will be refunded in full. If a Resident withdraws during the semester, the Resident will be responsible for paying all residence fees for the whole semester upon move-out.

**TERMINATION:** The College reserves the right to terminate this contract if it is deemed that the continued presence of the Resident is contrary to the best interests of other residents, contrary to the best interest of Luther College, for failure to make payment owing

under this contract by the date it is due, for any breach of contract, or if the Resident discontinues their studies. The Resident will remain responsible for all charges related to the assigned room and meal plan for the remainder of the contract without deduction.

Cooking, smoking, vaping, and the consumption of intoxicants, including alcohol and illegal and recreational drugs are not permitted on the Luther College campus and could result in the immediate termination of this agreement. Additional costs incurred by the College due to participating in the listed activities could result in additional charges to the Resident's account.

**RIGHT OF ENTRY:** The College shall provide the Resident with a minimum of 24 hours' written notice of its intent to enter the Resident's assigned dorm room, except in cases of emergency, which may include but are not limited to situations involving physical or mental health concerns, or when the Resident has submitted a maintenance request. The College shall use reasonable efforts to communicate such notice to the Resident in advance, either by posting signage or by other reasonable means of communication. The College shall also endeavor to minimize any disruption to the Resident's use and enjoyment of the dorm room during such entry.

**DAMAGES AND COSTS:** Upon move-in, a Room Condition Report (RCR) needs to be completed and signed by a Luther College Residence staff person. The Resident is responsible for the cleanliness of the room and shared residence areas and the cost of repairing or replacing any damages or furnishings. The Resident is responsible for acquiring insurance coverage for their personal property; the College is not liable for damages or theft of personal property. The Resident agrees to leave the room and its provided contents in the same condition that it was in when the Resident moved in. The Resident is responsible for completing the move-out procedure provided by the College at the end of the term. Once the room condition is assessed, the College will determine whether the damage deposit can be refunded. Eligible damage deposits will be refunded within 3-5 business days after the return of keys. Property left after move-out or termination is considered abandoned and will be disposed of immediately, and a cleaning/disposal fee will be charged. Only Luther Maintenance Staff will arrange repair of damages.

Shared facilities, although professionally cleaned daily, (washrooms, showers, lounges, etc.) are the responsibility of all Residents who have access. Therefore, it is all Resident's responsibility to keep common areas clean and free of damage. Residents who disrespect shared spaces may have privileges revoked. The Resident acknowledges that the College may deem it necessary to undertake renovations of any size or scope during the semester, and although the College will take every measure possible to reduce disruption, there will be no compensation due to or during these projects.

The Resident acknowledges that the digital version of [The Student Village Handbook](#) can be found on Luther College's website under the "Residence & Cafeteria > Current Residents" tab.

**I agree to abide by all the conditions, regulations, community standards and policies outlined in The Student Village Handbook, this Student Village Contract, all current laws and bylaws, and any other documents that may be added during the term of this contract:**

Signature of Resident

X \_\_\_\_\_

Witness Signature

X \_\_\_\_\_

Name of Parent/Guardian if Resident is under 18 years of age:

X \_\_\_\_\_

Signature of Resident's Parent/Guardian if Resident is under 18 years of age:

X \_\_\_\_\_

Today's Date: