



## KNOLLCREST EAST APARTMENT AGREEMENT 2024–2025

The housing terms specified below constitute the terms of an agreement between Calvin University and the student. The agreement does not create a landlord-tenant relationship.

### Dates of Agreement

The following calendar information clarifies the dates covered by the Terms of the Agreement. This agreement begins for the academic year on August 30, 2024, and ends on May 9, 2025, or as long as you are fulfilling semester long courses or athletic requirements. Calvin University may make exceptions for special circumstances although there will be an added charge for each additional day outside of the days included.

### Terms of Agreement

#### The Student Agrees to the Following:

- a. Maintain a lifestyle guided by Biblical principles and reflecting a Christian commitment.
- b. Pay Calvin University the sum stated in exchange for living accommodations and meals.
- c. Become familiar with and adhere to all regulations of the university and governing bodies of Knollcrest East as stated in the Student Conduct Code and Knollcrest East Resource Guide.
- d. Cooperate with staff members in carrying out the aims of Calvin University and Knollcrest East.
- e. Maintain full-time student status (at least 12 credit hours), including at least 8 credit hours during each half of the semester. The Area Coordinator is authorized to make residency decisions for students not taking classes but involved in area internships, independent study, and in some cases, work situations.
- f. Not to assign or transfer any of student's rights under this contract or allow any other person to reside in the room, other than the roommate assigned by the university.
- g. Comply with all federal, state, and local laws.

#### The University Reserves the Right to the Following:

- a. Hold residents of Knollcrest East responsible for damage and losses to apartment property.
- b. Make any reassignment or adjustment in accommodations deemed necessary by the staff. If someone in an apartment cancels, the university will assign another person to the apartment but will not exceed four residents per apartment, except in cases where students apply as a group of five. The university also reserves the right to control use of rooms in the event of an event of Force Majeure (defined below) and, after prior notification of the student, to use the rooms during the regular university recesses.

- c. Make routine room inspections upon proper notification in advance by the Area Coordinator.
- d. Enter student rooms without prior notification and/or permission when there is good reason to believe there is a violation of university or state regulations or laws or for maintenance purposes during university vacation periods.
- e. Cancel the agreement if a student does not maintain full-time enrollment (a minimum of 12 semester hours) or does not attend classes regularly.
- f. Amend this Contract as deemed necessary by the university.

### Restrictions

Taking into consideration respect for fellow residents and university property and considering standards of behavior Calvin University expects of its students, the university prohibits the following in Knollcrest East. This list is not exhaustive; items not included here but listed in the Knollcrest East Living booklet also constitute the terms of this agreement.

- a. Use of rooms or facilities in Knollcrest East for any commercial purposes whatsoever.
- b. Soliciting, peddling, or vending of all types and distribution of literature by residents or outsiders without approval of the Director of Residence Life.
- c. Use or possession of firearms, fireworks, or explosives of any sort.
- d. Use or possession of other weapons, including knives, switchblades, air rifles, BB guns, paint-ball guns, slingshots, and similar devices.
- e. Possession of mercury thermometer or other toxic or hazardous chemicals.
- f. Possession of alcoholic beverage containers, use or possession of alcoholic beverages, illegal drugs, or drug paraphernalia.
- g. Presence in an apartment or room in which alcohol is present and/or being consumed.
- h. Engaging in conduct promoting sexual intimacy—i.e., nudity, partial undress, lying or sleeping in bed together.
- i. Inappropriate or offensive posters or room decorations.
- j. Degrading, hurtful, or offensive language.
- k. Weightlifting equipment and water beds in student rooms.
- l. Installation of outside aerials.
- m. The housing of birds, cats, dogs, and all other pets (except fish).
- n. Removal of window screens.
- o. Use of drum sets. Electric guitars or any amplified instruments must be used within noise guidelines, or they will need to be removed.
- p. Removal of or tampering with smoke detectors or room accessories (draperies, doors, or any other items fastened with hardware).
- q. Removal of any university furniture from student rooms and/or disassembling of furniture.
- r. Balcony decorations deemed inappropriate by the Knollcrest East Area Coordinator.
- s. Smoking of any tobacco product, including cigars, cigarettes, pipes, or other heated smoking equipment.
- t. Vaping.
- u. Possession, cultivation, distribution or sale of marijuana or any marijuana-based products.
- v. Smoking, ingestion or other consumption of marijuana or any marijuana-based products.

This list is not exhaustive; items not included here but listed in the Knollcrest East Resource Guide also constitute the terms of this contract. In addition, the university staff reserves the right to regulate any activity or property used in Knollcrest East that may threaten the health, safety, or well-being

of the residents or damage building property. The university also reserves the right to regulate the outward appearance of Knollcrest East. Further expectations of resident students are described in detail in the Knollcrest East Living booklet, distributed to all residents. The university reserves the right to add restrictions and/or amend these restrictions at any time, in its sole discretion. The university may charge the student a fee of \$100 for each violation of any of the foregoing restrictions, in addition to any other remedies available to the university.

### **Apartment Accommodations**

Apartment furnishings include beds, desks, chairs, bookcase, kitchen table or counter eating area, dressers, wastebaskets, and mattress pads. These furnishings are not to be removed from the student's apartment. The student must provide his or her own sheets (extra-long twin), blankets, bedspreads, towels, washcloths, and pillows.

The dining halls serve meals throughout the day, seven days a week, beginning the first day of the semester and continuing through the final examination period of each semester. School vacations (winter break, spring break, summer) are not included in any of the dining plan options unless announced otherwise. The University shall be entitled to adjust meal hours and service locations.

Meal plans are not required in the apartments and students can pay at the door using credit or debit cards. Students may choose to add a meal plan from any of the available Dining Plans.

### **Dining Plans**

All Residential Dining Plans are available to Knollcrest East residents. These include Core 19, Gold 205, Maroon 150, Knight 100, Knollcrest 50, and Joust 30. These meal plans expire at the end of each semester. The remaining meals or Knight Bucks associated with dining plans are not refunded at the end of the semester or rolled over into the next semester.

Knollcrest East residents can change their Dining Plan by submitting a change request within the first two weeks of the semester. Meal plan changes increasing a student's meal plan can be made any time before the semester ends. Once a meal plan is upgraded the student may not change their meal plan again until the next semester.

Dining privileges are personal, non-transferable, and non-assignable. A \$35 fine will be charged to students involved in borrowing or lending a university ID to access the dining halls. The university considers any tampering with a university ID to be a serious offense for which a student will receive a fine and be referred to the Director of Student Conduct.

### **Christmas Break and Spring Break**

There is no additional fee for staying in your Knollcrest East apartment during Christmas Break or Spring Break, but you must register in advance with the housing office.

### **Room and Board Fee**

The fee for room and board is payable electronically to the financial services office at the beginning of each semester.

### **Room Refund Rate**

Room refunds shall be granted according to the following schedule. For purposes of this schedule, the first calendar day shall be the first day of classes for each applicable semester.

- Calendar days 1–10: 85% refund
- Calendar days 11–24: 60% refund
- Calendar days 25–31: 30% refund
- Calendar days 32–56: 15% refund
- Calendar days 57 or more: 0% (no refund)

### **Keys/Building Access Cards**

A resident is issued a key when moving into Knollcrest East. This key is returned to the university when the resident moves out of Knollcrest East. A charge of \$25 per key is assessed for lost keys and keys not returned. For security purposes, a card access system for Knollcrest East is in place. This card is also your ID /meal card. The replacement cost for a lost ID is \$25.

### **Housing Damage and Cleaning Charges**

When a student leaves campus housing, for whatever reason, a final checkout will be done by Residence Life staff. Students are asked to thoroughly clean and restore their room/apartment to its original arrangement. Failure to properly check out or clean the room will result in cleaning charges and fines, up to \$250, charged to the occupant's account with Financial Services.

Any damage to, or loss of, university property (excluding incidental wear and tear) will also be charged to a student's account, when the damage occurs or as part of the final check-out process each year. This includes, but is not limited to, damage caused by the student to any hallways, stairways, common restrooms, lounges, and other common areas.

### **Breaking an Apartment Agreement**

Full-time students who remain at Calvin may not break an apartment agreement unless given permission by the residence life office or Knollcrest East area coordinator.

If permission is granted, students will be charged a \$200 fee/person for breaking the agreement prior to May 1, 2024. After May 1, 2024, the fee will increase to \$400/person. Permission will only be given for extenuating circumstances.

### **Loss**

The university is not in any way liable for the loss, theft, or damage to any property belonging to residents. The student is advised to obtain insurance to cover any such losses. The student agrees to cooperate with his/her roommate in the common protection of property. Apartment doors should be locked when the apartment is not occupied. Personal items left in the trunk rooms must be labeled properly and may be disposed of after a student leaves university housing.

### **Termination of Agreement**

It is expected you will live in KE for the full 2024-2025 academic year unless you are studying abroad for a semester or graduating in December. Requests for agreement termination will be granted only in case of withdrawal from the university or upon special appeal approved by the Knollcrest East Area Coordinator or the residence life office.

The university may terminate this agreement and take possession of the apartment at any time for student's violation of any of the provisions herein; for student's violation of university regulations; for health, safety, or social reasons; upon the occurrence of a Force Majeure event; or for any other reason deemed sufficient by the university. The university will take possession of the apartment within 24 hours after the occupant's withdrawal from the university.

### **Apartment Capacity is Four Students**

Groups of three students or fewer may have more students added during the school year. The university reserves the right to fill each apartment to capacity. The university also reserves the right to consolidate similar apartment groups into one apartment. This would result in some students being reassigned to a different apartment.

### **Force Majeure**

"Force Majeure" shall mean the occurrence of any event beyond the reasonable control of the university including, but not limited to, Acts of God, natural disasters, casualty damage, an epidemic or pandemic, any state of emergency declared by any federal, state, or local authority, any executive order issued by any federal, state, or local official, riots, civil unrest, wars, acts of terrorism, extreme weather, etc. Any delay or failure of the university to perform its obligations under this contract shall be excused to the extent that the delay or failure was caused by an event of Force Majeure.

### **Miscellaneous**

This contract supersedes all previous communications, representations, or agreements, either oral or written. There are no representations, warranties, promises or obligations of the university except as set forth herein. This contract may only be amended in writing. No waiver by the university of any terms and conditions set forth herein shall be binding on the university unless the waiver is in writing and signed by an officer of the university. If any provision of this contract is ruled invalid or illegal, such ruling shall not affect the validity or enforceability of the remaining provisions herein.

### **Remedies**

A breach by student of this contract shall enable the university to pursue any and all legal and equitable remedies, including termination of the contract. Additional remedies include, but are not limited to, denial of meal privileges; refusal to issue grade transcripts or degrees; denial of enrollment for subsequent course work; denial of future residence; and removal from student housing.

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