Welcome to ROCK Apartments!

We are glad to have chosen to stay on campus for the 2019-2020 academic year. Below is some basic information, and the contract follows. Please submit the last page only with your deposit.

Some basic information:
- Graduate Students will be assigned to individual apartments on a first come first serve basis; apartments are not held or reserved.
- Each apartment will consist of four students of the same gender.
- Apartment mate selections will be made by the Housing staff, when possible by major or preferences you list on the last page. If a graduate student has a specific apartment mate request, please note that on the signature page of this sheet under roommate preference.
- All apartments have a shared living/dining room, kitchen, patio/balcony and restroom. These areas are common spaces. Each student will be assigned their own bedroom (A, B, C or D).
- During your first weeks on campus, the Graduate Assistant of the Rock Apartments will meet with you to complete a living agreement; in short, it’s a review of the general understanding of the “house rules” your apartment mates set for your own apartment. Should challenges arise, your Graduate Assistant and Assistant Director will help mediate and initiate communication if needed/requested.
- Each student must submit a $250 utility deposit with the agreement application form. This deposit should be paid by check or money order to Slippery Rock University.

Return in person or mail to:
Slippery Rock University
1 Morrow Way
Office of Residence Life, 105 Watson Hall
Slippery Rock, PA 16057

QUESTIONS?
Please contact:
Mimi Campbell
Housing Accommodations
724-738-2110
mimi.campbell@sru.edu
PLEASE BE SURE TO READ THIS DOCUMENT CAREFULLY. IT IS A BINDING CONTRACT. BY SIGNING IT, YOU AGREE TO RESIDE IN THE ON-CAMPUS APARTMENT COMPLEX FOR THE ENTIRE ACADEMIC YEAR.

I. ASSIGNMENT/ELIGIBILITY
Students residing in the R.O.C.K. Apartments must be registered for a minimum of three credit hours. Students who are not registered for classes will be asked to vacate and the remaining occupants held to the joint terms of this agreement described in Section II C4.

The R.O.C.K. Apartment agreement is for the entire 2019-2020 academic year (both fall and spring semesters.) No fall semester only agreements are available at this time.

II. APARTMENT RESERVATION PROCESS
Students must apply in same-gender groups of four. Students are required to list their apartment mates. Every effort is made to honor the students’ preferences; however, FAILURE TO HONOR APARTMENT PREFERENCES WILL NOT VOID THIS AGREEMENT.
The university will not discriminate in an apartment assignment on the basis of race, color, religion, national origin, ancestry, sexual orientation or physical disabilities. Slippery Rock University recognizes the educational value of diversity at the university and does not consider differing backgrounds, races or religions to be acceptable grounds for honoring room change requests.

Slippery Rock University reserves the right to alter apartment assignments or consolidate vacancies by requiring residents to move when necessary. Further, the university reserves the right to reassign any student who is infringing on his/her roommate’s right to study, sleep, or to have privacy.

Slippery Rock University may alter an apartment assignment for the convenience of the institution to include the needs of students’ disabilities or special needs and for reasons of altering the composition of the apartments.

Students must vacate their apartment and remove all belongings no later than 12 hours after withdrawal, dismissal or suspension unless permission to stay beyond this period is given by a member of the professional housing staff.

III. APARTMENT COSTS & REFUNDS
A. Apartment Costs
Apartment residents will be charged at the R.O.C.K. Apartment rate. The 2019-2020 apartment rates have been determined as of this printing. A R.O.C.K. Apartment Tenant’s Association fee is assessed at check-in and must be paid prior to obtaining an apartment key. ALL FEES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

B. Apartment Utility Deposit
A $250 electrical, gas, water, and apartment deposit per student is required when the signed copy of the agreement terms are returned to Residence Life. This deposit will be used to cover utility bills. Although it is rare, if utility bills exceed this amount, residents will be equally billed for excess usage at the end of the academic year.

C. Refunds and Forfeitures

1. Once an apartment utility deposit has been submitted, the deposit will be forfeited if the student decides to withdraw, transfer, or is released from the agreement to commute from home or reside off campus. Students withdrawing, transferring, or being released to commute from home or reside off campus forfeit the entire $250 (or any remaining portion thereof.)

2. Agreement Releases
After March 29, 2019 students will not be permitted to cancel their apartment agreement to move off campus or commute. Release requests made after that date must be submitted in writing to the Office of Residence Life for review by the Housing Release Appeals Committee.

3. Refunds
Students transferring or withdrawing anytime during the academic year will be prorated according to the University refund policy. Any money owed the University will be deducted before a refund is processed.

IV. MEAL PLAN INFORMATION
Students residing in the apartments are not required to purchase a meal plan; however, students have the option of contracting for any of the available meal plans. Contact Student Life Administration for more details at 724-738-2038.

V. CABLE/TELEPHONE/NETWORK JACK/REFUSE
Basic digital television cable service is provided in each bedroom and in the common area of each apartment. Each apartment bedroom has also been equipped with an active computer network jack which provides access to SRU’s computer network.

The university shall provide trash collection from a central location during the term of this agreement. Residents will be required to take their trash to the central location for pick-up. Recycling is mandatory and residents will be required to have their recycling at the central location for pick-up.

VI. CARE AND USE OF APARTMENTS/FACILITIES
Students residing in the apartments are expected to abide by regulations as listed in On-Campus Living Guide, SRU’s Code of Conduct and rules as specified in the Green and White Student Handbook. Violations of any of these regulations may lead to serious disciplinary action including but not limited to removal from an apartment to another campus location, termination of the apartment agreement, suspension and/or arrest

A. Student Responsibility
   Resident students are responsible for their own conduct and that of their guests. Each resident is responsible for the apartment, the contents therein and any activities that would take place in the apartment (your individual bedroom and all other rooms). Residents are also responsible for the common areas and the "vestibule" area outside of the apartment.

B. Noise
   Students shall not make disturbing noises, operate or use any mechanical or electrical equipment at such time or at such volume or in such a manner as to constitute a disturbance to others.

C. Damages
   Students are subject to payment for damages to the apartment and/or its contents. Damage to public areas may be prorated to residents of a building or any of its subdivisions.

D. Apartment Maintenance
   Students must maintain the upkeep of the apartment, furnishings and fixtures in clean and good working order. Students shall not:
   1. Alter or replace present locks or install additional locks
   2. Make alterations or changes to the apartment
   3. Use nails, screws, bolts, decals or paint upon the walls, doors, ceilings or floors of the apartment or otherwise deface or mar the walls, woodwork, ceilings or floors
   4. Make repairs to the apartment or its equipment
   5. Install any additional unauthorized fixtures (i.e. shelves, shower hooks, lamps or planters)

E. Smoking
   All of the apartments are non-smoking areas (which encompasses “vaping” and e-Cigarettes); this also includes patios and balconies.

F. Pets
   For reasons of health and sanitation, only FISH are permitted in the apartments. Aquariums must not exceed ten (10) gallons. No other pets of any type are permitted.

G. Apartment Furniture and Equipment
   Apartment furniture and equipment may not be removed from the student’s apartment. Beds cannot be taken apart or altered in any way. Lofts, waterbeds and other water filled furniture and non-university beds are prohibited. Weight lifting equipment may not be used in the apartments.

H. Overnight Guests
   Visitation is permitted on a twenty-four-hour basis with the consent of all apartment mates. Guests remaining overnight must register in the Rock Apartment office and may only stay in an apartment of students of the same sex. COHABITATION is prohibited. Students who have not been officially assigned to an apartment will NOT be permitted to reside in them (excluding overnight visitors). VIOLATIONS will result in the immediate removal of guests and/or residents from the apartments.
I. Inspections/Searches
University officials reserve the right to enter the apartments in the interest of the welfare of the individual or the institution, for the performance of maintenance or the enforcement of university regulations. Except under extreme emergency circumstances, premises occupied by students and the personal possessions of students therein shall not be searched unless appropriate authorizations from university officials have been obtained. **Health and Safety checks will be conducted.**

J. Keys
All keys are the property of the university and cannot be duplicated. Those violating this provision or possessing keys to apartments other than to ones to which they are assigned are in violation of this agreement and are subject to disciplinary action. Residents should lock their apartment doors and carry their keys with them at all times. Staff members are not allowed to unlock student apartments unless otherwise noted (see V, item #9).

K. Electrical Appliances
The operation and maintenance of electrical appliances are the full responsibility of the student. All approved electrical appliances cannot be mounted; they must be free standing (halogen quartz lamps are NOT permitted).

1. Refrigerators are provided
2. Washer/dryers are provided in each building and operate on coin, debit or credit.
3. Heating elements (i.e., kerosene burners, wood burning stoves, space heaters, etc.) are not permitted.
4. Splicing into the existing cable hookup in the apartment is prohibited. A fine of $50 and possible removal from the apartment will occur if illegal cable hookups are observed.
5. Use of other electrical devices such as hair dryers, irons and personal computers are permitted, provided such devices are properly plugged within the apartment and do not exceed the amperage limits of the circuits within the room. Octopus type electric plugs are not permitted. Surge protector strips must be utilized for multiple plugs.

L. Food Storage and Preparation
Cooking must be done in the kitchen area. All food must be kept in tightly closed containers and must be removed during periods when apartments are not occupied. Refrigerators are to be kept clean and expired food removed.

M. Abandoned Property
Slippery Rock University reserves the right, without further notice, to remove any personal belongings of or used by student(s) which remain in an apartment or elsewhere after the termination of the agreement. The university may dispose of any property ten (10) days after the student vacates the apartment. If any property is found to be an impediment to normal operation, the university may, at its discretion, dispose of the property immediately. The student(s) will pay any charges or expenses incurred in the disposal of said property.

N. Sales/Solicitation
Solicitors and tradesmen, including students and employees assuming an entrepreneurial role, are prohibited from entering the grounds for the purpose of transacting business with members of the university community (see On-Campus Living Guide for more details).

O. Alcohol/Drugs/Narcotics/Related Paraphernalia
The use, possession or sale of drug paraphernalia, narcotics, marijuana, alcohol or any other legally controlled substance is prohibited in the apartments and on the Slippery Rock University campus. The use of these substances will result in disciplinary and/or legal action as specified in On-Campus Living Guide and Slippery Rock University’s Code of Conduct.

VII. FIRE SAFETY
Fire prevention and fire drill procedures are outlined in the On-Campus Living Guide. Failure to observe these regulations or the misuse of safety equipment will result in disciplinary action and/or arrest and fines. This may include termination of the apartment agreement. The lighting and/or burning of open fires in the apartments or on premises surrounding the apartments is not permitted. The use of outdoor grills is permitted in designated areas only. Grills cannot be left unattended.
VIII. SAFETY AND SECURITY
The transfer, use or possession of explosives, fireworks, firearms, dangerous chemicals or any lethal weapons (including BB guns) on university property is prohibited. Campus students must register hunting equipment for storage at the University Police office. This includes ammunition, knives and arrows related to such equipment. Residents must lock their windows and doors during periods of absence. During holiday periods, additional precautions should be taken to include the removal of small portable items and the closing of curtains and shades. Obstructions of any nature are not to be placed in the windows, hallways or stairways. These areas must be kept clear for cleaning, for exit and emergencies. Roofs and ledges of university housing are "off limits". No banners or signs are to be hung from the windows or off the balconies.

IX. MOTOR VEHICLES AND PARKING
Parking spaces are provided at the apartments and will be used on a first come, first served basis. Vehicles must be registered with the University Police and must display the parking decal issued at the time of registration. Residents are not permitted to repair motor vehicles in the parking area.

X. JOINT AND SEVERAL LIABILITIES
The resident and guarantor(s) (i.e., parents and/or guardian) shall be individually liable and jointly liable with other residents for all damage done to apartment accommodations and furnishings therein. The resident and guarantor(s) also agree to be jointly responsible with other residents for apartment accommodations, furnishings and equipment and to share in the payment of damages sustained. This includes any damage that may occur to common areas and the apartment vestibule.

XI. LIABILITY & PERSONAL PROPERTY
Slippery Rock University assumes no LEGAL RESPONSIBILITY for the loss of or damage to personal property due to insufficient or excessive heat, fire, smoke, water or the elements or the action of third party persons. Residents should carry insurance protection for their personal property.

XII. MENINGOCOCCAL MENINGITIS VACCINATION REQUIREMENT
The College and University Student Vaccination Act requires that all students, prior to moving into university-owned and operated apartments, must receive the vaccination for meningococcal meningitis or sign a document stating that the student has chosen to be exempted from receiving the vaccination for religious or other reasons. All residents are required to sign a document prior to moving into campus apartments stating that they are in compliance with the law. The vaccination required is the quadrivalent A, C, Y, W-135 vaccine, Menomune, manufactured and distributed by Aventis Pasteur, Inc. Slippery Rock University recommends that residents have the vaccination prior to arrival on campus. Evidence of vaccination can be documented on the health history form provided by the McLachlan Health Center or under separate cover from the medical provider administering the vaccine.

XIII. TERMINATION
Each resident in an apartment is guaranteed certain rights in regard to apartment living. These include equal access to the apartment and the environment therein that is conducive to and supportive of the academic goals of students. Along with rights, there are responsibilities as an individual and as a group, as found in On-Campus Living Guide. The residents are expected to abide by these policies. Students must be aware that when it has been determined that a right or responsibility has been violated (i.e., alcohol use, right to quiet, disorderly conduct, damage, etc.), the university will take disciplinary action including but not limited to removal from an apartment to another campus location, termination of the apartment agreement, suspension and/or arrest. Resident students whose agreements are terminated are to vacate their apartments within twelve (12) hours of notification.

EXECUTION OF THIS AGREEMENT REQUIRES THAT BEFORE REGISTRATION, THE STUDENT MUST HAVE SATISFIED ALL OUTSTANDING FINANCIAL OBLIGATIONS (OR OTHERWISE) TO THE UNIVERSITY FROM PRIOR PERIODS OF ATTENDANCE INCLUDING HOUSING, MEAL PLANS, AND TUITION.
In consideration of an assignment to the R.O.C.K. Apartments, I agree to pay Slippery Rock University room charges for said apartment and acknowledge that I have received, read, and agreed to the terms and conditions of occupancy as specified in these agreement terms and conditions. I understand this is a legally binding agreement for the 2019-2020 ACADEMIC YEAR, both fall and spring semesters. I further understand that I am signing up for an apartment that will have 3 other roommates assigned. My signature below indicates my acceptance of this agreement.

____________________________  ___________________________  _______________________
(Print) Student's Name  Student Signature  Date

Please list any roommate preferences below. This could be a name of another graduate student living in ROCK Apartments for fall, or other requests you would like the staff to consider while making placements. Roommates will be assigned by the Housing Staff based on the following: order or application, program of study, and other criteria as listed in section II of this agreement.

Please keep pages 1-5 for your files. Each student must submit a $250 utility deposit with this agreement application form. The deposit should be paid by check or money order to Slippery Rock University. Return in person or mail to:
Slippery Rock University
1 Morrow Way
Office of Residence Life, 105 Watson Hall
Slippery Rock, PA 16057