2026-2027 CAMPUS APARTMENTS CONTRACT

The undersigned occupant, hereinafter referred to as "Resident," understands that all information provided and contained in the contract and assignment process constitutes a legal binding Contract between said Resident and the Regents of the University of California, as represented by UCR Housing Services, hereinafter referred to as "University" or "UCR-HS."

THIS CONTRACT IS NOT A MERE APPLICATION FOR HOUSING.

Resident agrees to license and occupy, subject to and pursuant to the obligations of this Contract and the most current edition of the Housing Resident Conduct Policies, and the UC Policies Applying to Campus Activities, Organizations, and Students (PACAOS), which are incorporated herein by reference, a space located in {{Building}}, {{Street}}, Riverside, CA 92507, hereinafter referred to as "Apartment." Resident agrees to faithfully and fully perform and observe all obligations of this Contract and the Housing Resident Conduct Policies. The University agrees to permit Resident to so license and occupy the Apartment under the management of UCR-HS.

By submitting this Contract, Resident authorizes the University to use all information provided, selected and contained in the contract process to execute, maintain, and enforce Resident's on-campus housing assignment, as outlined specifically in the Contract.

Housing Services respects the privacy of all campus housing residents and is transparent about use of Residents' personal information in facilitating our business operations. Enforcing the terms and conditions of this Contract may require interactions with external agencies (e.g. legal, governmental) whose business operations do not recognize the University of California's policies and methods of personal identification. Therefore, Resident's legal name will appear on this Contract and will also appear on documents necessary for enforcement of the terms and conditions of this Contract in legal or court environments external to the University (e.g. eviction and unlawful detainer actions). In some cases, Resident's inability to receive aforementioned documents in person may require a public-facing posting on Resident's residence door of said documents and, by way of inclusion, Resident's legal name.

Resident understands and acknowledges that canceling this Contract, once submitted, will put Resident in default of the Contract, resulting in financial consequences and possible legal action.

I. ROOM ASSIGNMENT

1. The "Apartment" as referenced in the Contract shall be defined as follows:

   Community/Unit/Room/Bed space: {{Room_Space}}
   Style & Occupancy Type: {{Room_Type}}
   Monthly Rate: {{Room_Rate}}

   The cost of the room/space is billed monthly, beginning with the month of the Effective Date and ending with the month of the Expiration Date.

2. Glen Mor room assignments include a required formal "Dining Plan." Graduate students are permitted to opt out of the required Glen Mor Dining Plan upon request at a later date. See Item V.5 for more information about the Glen Mor dining plan.
   Dining Plans may be chosen as an optional "add-on" to assignments at other campus apartment communities during the contract process or mid-year by using the Dining Plan Change Request form available on the Dining Services website and on the myhousing portal.

   The "Dining Plan" as referenced in the Contract shall be defined as follows:

   Dining Plan Selection: {{Dining_Plan}}
   Monthly Rate: {{Dining_Monthly_Cost}}

   The cost of the Dining Plan for Glen Mor residents is billed monthly, beginning with the month of the Effective Date and ending with the month of the Expiration Date.

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3. Phased, multi-year renovation projects to address various structural building components are currently in progress at Bannockburn Village, Falkirk, and The Plaza. Construction work with associated noise and access impacts may occur during the academic year. Additionally, all first- and second-floor sliding glass doors in non-renovated buildings at Falkirk may not be opened or otherwise accessed except in the case of an emergency exit as required by the Campus Fire Marshall. Construction in the aforementioned communities may result in disturbances and disruptions, including, but not limited to, increased noise and dust in the area surrounding the residential facilities. There may also be both planned and unplanned utility shutdowns in the residential facilities. By agreeing to these terms and conditions, Resident agrees that Resident has been advised of said construction, acknowledges that there will be disturbances and disruptions resulting from construction, and that such reasonable disturbances and disruptions are not grounds for rental discounts or reimbursements, or cancellation of this contract. The extensive nature of the Bannockburn Village, Falkirk, and The Plaza renovations may alter lease renewal options for a succeeding year, including reassignment of Resident to a different space.
4. The existence or availability of amenities such as closets, balconies or patios is a random and arbitrary occurrence that does not influence rental expense and the existence, availability or lack thereof of such amenities shall not be criteria for premium payment or for discount/reimbursement.
5. Resident agrees that any and all facility resource spaces provided by University in the community are provided as a gratuity and Resident hereby waives any right to withhold Rent due to their lack of availability. University reserves the right to change or limit the hours of any such spaces, or to eliminate them completely without prior written notice to residents. Such action shall not constitute any claim for diminished rental value by Resident or a claim of default under the terms and conditions of the Contract by University.
6. UCR-HS does not guarantee specific buildings, apartments, rooms or roommates. Floor plans of the same apartment style may vary.
7. If for any reason UCR-HS cannot deliver possession of premises to the Resident, UCR-HS shall not be liable for any loss or damage from the delay or failure to deliver possession.
8. UCR-HS will assign the Resident to a specific bedroom within a specific apartment unit. UCR-HS reserves the sole right to reassign the Resident to another bedroom or apartment unit in campus housing prior to or during the term of the Contract. The Resident agrees to occupy the specific apartment bedspace to which the Resident is assigned or reassigned.
9. Any Resident residing in a room with special modifications or accessibility for persons with disabilities may be asked by UCR-HS to relocate to another room should the need arise for the modified space.
10. Following submission of this Contract, Resident-requested relocations will only be approved at the discretion of UCR-HS. Resident-requested relocations must be requested by Resident in writing to UCR-HS. If approved, relocation requests are subject to the terms contained under Cancellation of Contract and will require a waiting period, submission of a new housing contract, and any assigned move-out charges.
11. Residents who relocate themselves to spaces to which they are not assigned by UCR-HS are in material breach of this contract and may be subject to removal. Such Residents will be relocated to their University-assigned space and shall be subject to a $60.00 liquidated damages charge to cover related administrative costs, in addition to costs for maintenance and/or custodial as are actually incurred.
12. UCR-HS reserves the right to assign roommates to any Resident in the case of an emergency.
13. **OCCUPANCY LIMITS**

    The maximum number of Residents allowed to occupy and contract for an unfurnished Apartment is as follows.

    Note that the maximum occupancy allowed may be further limited based on provided furnishings.

Suites	1 person
Studio	1 person
1-Bedroom	2 persons
Loft Apartment	2 persons
2-Bedroom	4 persons
3-Bedroom	6 persons
4-Bedroom	4 persons

II. CONTRACT TERM

1. Contract shall be for the entire academic year commencing on the Effective Date and ending on the Expiration Date, as noted below. All campus apartment buildings are open for the Winter and Spring breaks and room rates are inclusive of occupancy during this time period, without recourse for reimbursement for days unoccupied by Resident. The University reserves the right to close any premises other than the residential apartment rooms or halt any services during an academic break and the Resident shall not be entitled to any pro rata rent decrease or reimbursement for the period of said closure or cessation of services.

Effective Date: {{Contract_Effective_Date}}

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Expiration Date: {{Contract_Expiration_Date}}

2. Lease renewals may be offered at the discretion of UCR-HS to Residents in good financial and conduct status and may include payment-free months or discounted rates. The offering of lease renewals or lease renewal rate specials is not guaranteed.
3. If Resident cancels a renewed Contract, Resident is responsible for all conditions of a contract cancellation as outlined in the Contract. If a cancellation is approved, Resident will be retroactively assessed the normative monthly rental amount for any payment-free or discounted time periods that may have been offered with the Renewal and were occupied by Resident, in addition to any other contract cancellation fees, terms, or conditions outlined in the Contract.
4. Residents that take early occupancy or extend occupancy for any reason are subject to pro rata rent for all days added to the contract term as well as to all applicable terms and conditions contained within this agreement beginning with or extending throughout Resident's days of additional occupancy.
5. NOTE: Due to renovations in progress at certain communities, some buildings and/or apartments may be offline each summer. In the case of a renewal program, residents of these buildings and/or apartments may have revised contract renewal options. Revised renewal options may require Residents of buildings and/or apartments identified for renovation to completely vacate their current apartment for the summer without recourse for reimbursement.
6. Student staff contracts shall commence and expire according to the documented dates of employment for the student staff position. If living arrangements are needed prior to or following the start or end of employment due to reasons unrelated to employment, the student staff resident must contact and make arrangements with UCR-HS in advance. The student staff resident will be assessed applicable pro rata rent for any dates of occupancy outside of the dates of employment.

III. SECURITY DEPOSIT

1. Each resident shall deposit $200.00 to accompany the signed Contract in advance of the Effective Date of the Contract. A security deposit is not required at the North District 2 Apartments.
2. University shall retain the deposit until Resident's occupancy is terminated. The deposit is then refundable subject to deductions for the following: (1) unpaid rent, (2) the cost of repairing damages attributed to Resident and in excess of normal wear and tear, (3) the cost of cleaning necessary to return the rented space to a condition as clean as it was when Resident moved in, (4) the cost of collection (if necessary). At North District 2 Apartments, the Resident's UCR account will be assessed for aforementioned items.
3. If an eligible Resident fails to take physical possession of Apartment by the Effective Date without prior written and approved arrangements with UCR-HS, Resident shall forfeit the entire deposit. Resident shall be liable for payment of Apartment fees until a replacement Resident, if any, can be secured by the University and assigned to the same space and/or the University has waived such liability in writing.
4. Resident agrees that UCR-HS will send a final accounting to Resident's UCR email address within 21 days of gaining legal possession of the Apartment following Resident's move-out.

IV. PAYMENTS & FEES:

1. Monthly payment amounts outlined in Section I are due according to the payment schedules below. Payment installment amounts and dates have been selected for convenience only. The intervals between dates should not be construed as the period covered by the payment just as the amounts of payments shall not be considered applicable only to the period in which they are due and payable.

FALL 2026	
Room	Dining Plan
9/1/26	9/1/26
10/1/26	10/1/26
11/1/26	11/1/26
12/1/26	12/1/26

WINTER 2027	
Room	Dining Plan
1/1/27	1/1/27
2/1/27	2/1/27
3/1/27	3/1/27

SPRING 2027	
Room	Dining Plan
4/1/27	4/1/27
5/1/27	5/1/27
6/1/27	---

2. An annual Activity Fee in the amount of $66.00 for Bannockburn Village, Falkirk, and The Plaza, and $69.00 for Glen Mor and North District 2 will be charged in monthly installments on the Resident's statement of account as denoted in the Resident's Payment Schedule. This fee is managed by Residential Education on behalf of Resident to support the development and execution of activities, programs and events within

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the community, which may be delivered in-person and/or remotely. A portion of each Activity Fee is allocated to the student Assembly or Association, which acts in representation of Resident. The Activity Fee is not assessed for any full months in which the Resident is not legally contracted.

3. UCR-HS charges will appear on the campus statement of account, which is updated monthly and available online at rweb.ucr.edu/. The Resident is responsible for making payments to the Main Cashiers Office on the due dates specified in this Contract without the University having to make demand for payment.
4. The Resident may make online credit card or eCheck payments at http://www.rweb.ucr.edu/ or mail check/money order payments to University of California, Main Cashiers Office, 900 University Ave., Room 1111, Riverside, CA 92521. Make checks payable to "Regents, UC."
5. Financial aid credits remaining on the statement of account after payment of campus fees will be applied to UCR-HS charges remaining on the account.
6. All payments are due on the 1st of the month and considered late after the 15th of the month, or the next business day if the 15th falls on a Saturday, Sunday, or University-recognized holiday. THERE WILL BE A $30.00 LATE CHARGE FOR ALL PAYMENTS RECEIVED AFTER THE 15TH DAY OF THE APPROPRIATE MONTH, OR THE NEXT BUSINESS DAY IF THE 15TH FALLS ON A SATURDAY, SUNDAY, or UNIVERSITY-RECOGNIZED HOLIDAY, AND FOR SUBSEQUENT MONTHS UNTIL ALL PAYMENTS ARE MADE CURRENT. Resident may make an appointment to speak with a UCR-HS representative to discuss any past due balance, or anticipated past due balance. However, this will not waive the $30.00 Late Fee. If you need a receipt, mail or drop a self-addressed envelope with proper postage to the Main Cashiers Office and a receipt will be mailed back to you.
7. The Resident's failure to pay any amounts due under this Contract or breach of any other provision of this Contract or the Housing Resident Conduct Policies may result in disciplinary action, including but not limited to termination of this Contract and eviction proceedings.
8. As it is extremely difficult or impractical to ascertain the precise amount of damages incurred by a breach of conditions, parties hereto agree to liquidated damage costs as they are defined in or referenced by this Contract.
9. For periods of occupancy within any calendar month and less than the complete calendar month, the room rent shall be calculated as 1/30th of the total monthly rent for each day of occupancy excepting the month of September, which will not be prorated. Late arrivals and early departures will not be prorated without prior written approval from UCR-HS. Early move-ins requested and approved for dates between June 30 and the official Fall Quarter/September move-in date shall be calculated as 1/30th of the total monthly rent for each such date of occupancy. Move-out any time during the last month of this Contract and prior to the Expiration Date shall NOT be considered an early termination and is NOT eligible for proration.
10. **RESIDENTS WITH DINING PLANS**
    a. For Glen Mor residents: Dining Plan charges will be prorated based on Residential Restaurant operational days in the event of early departure. Any verifiable use of meal swipes and/or Dining Dollars beyond the prorated amount will be billed to the Resident.
    b. For Campus Apartment residents other than Glen Mor: Optional dining plans added by the Resident are subject to the terms of the dining plan agreement under the management of UCR Dining Services and are not integrated with this Apartment contract in any manner. In the event of early departure, dining plan charges may not be prorated.
11. The Resident is financially responsible for the entire term of this Contract unless released in writing by the University. If released in writing by the University, Resident will be responsible for all terms and conditions of the release.
12. UCR-HS may increase the rental rates in an amount not to exceed 10% of the total room fee, as economic conditions warrant. If a rate adjustment is necessary, UCR-HS shall notify Resident in writing sixty (60) days prior to the effective date of the rental rate increase.
13. Resident will be charged for any damages to the Apartment. Charges are due and payable upon assessment.
14. **STATE REDUCED RENTAL RATE PROGRAM (North District 2 Only)**
    a. A reduced rental rate may be available to a limited number of qualifying low-income students as funding allows. Selected qualifying students are notified directly by UCR-HS.
    b. Reduced rental rates are not guaranteed and are offered at the discretion of UCR-HS per State-developed parameters.
    c. Reduced rental rates are applicable to a limited number of North District 2 apartment styles only.
    d. Criteria required for eligibility include:
        i. Submission of a valid FAFSA/CADDA application by April 1 of the current year
        ii. A Student Aid Index (SAI) less than or equal to zero
        iii. Continuous enrollment in 12 degree-applicable units per regular-session quarter or semester. Failure to remain enrolled as such may result in revocation of the rental rate reduction.
    e. Reduced rental rates expire at the conclusion of the campus housing contract to which they have been applied.
    f. Approved reduced rental rates are not guaranteed for subsequent terms regardless of eligibility.
    g. Reduced rental rates cannot be transferred to alternative UCR campus housing communities or apartment styles.

V. TERMS AND CONDITIONS

1. ELIGIBILITY

a. The Apartment is designated as non-First Year/Freshman, single student housing, unless otherwise approved by UCR-HS. Married occupants and occupants in a domestic partnership may not occupy rooms, be they shared or unshared with other assigned occupants, in the assigned community.

b. Dependents may not reside in the premises and students with dependents are not eligible for residency in the Apartment. Overnight stays by spouses, domestic partners, "significant others," children/dependents is not permitted.

c. Resident must be regularly-enrolled and remain a full-time registered UCR student at all times as defined by the Registrar's Office.

d. Resident is required to give UCR-HS a thirty (30) day prior written notice in the event Resident will cease to be a currently-enrolled student in the next quarter by reason of graduation, termination of student status for more than one quarter, or transfer to another educational institution. The failure to give such notice shall result in the assessment of 30 days pro rata rent or $60.00, whichever is greater, as a liquidated damages charge to cover UCR-HS administrative costs.

e. Resident who fails to be eligible for any reason, including graduation, must follow proper procedures and move out no later than seven (7) days following the official end of Finals Week in the graduation quarter, or no later than seven (7) days following notification of ineligibility for any other reason other than graduation. Failure to move out promptly due to loss of eligibility will be cause for legal action.

f. A one-quarter Leave of Absence may be approved by UCR-HS upon request if Resident conduct and financial record are in good standing. A Leave of Absence may be requested for less than full-time enrollment, filing fee status, or temporary withdrawal from the University. A Leave of Absence may not be requested for Resident's initial quarter of occupancy or to extend occupancy beyond the graduation date on file with the University. Only one housing-related Leave of Absence shall be granted while Resident is a UCR student. Residents with an approved Leave of Absence are required to present evidence of registration for the next regular session quarter or submit a formal Contract Cancellation Request at least 30 days prior to the end of the quarter in which the Leave of Absence has been approved. During a Leave of Absence, payments must continue to be paid in accordance with the Payment Schedule.

g. UCR-HS reserves the right to permanently exclude from campus housing a Resident who has been legally evicted from any campus housing unit or whose UCR-HS Contract has been otherwise terminated by UCR-HS. Excluded Residents are not permitted to enter/return to the buildings or grounds of any campus housing facility for any reason.

2. SUBLETTING AND GUESTS

a. The Resident shall not assign any rights under this Contract, sublet or give accommodations to any other person not assigned to the apartment by UCR-HS. Actual violations or the solicitation of a sublease shall be grounds for eviction.

b. The Resident shall be responsible for their own and any guests' conduct and any loss or damage caused by themselves or their guests to furniture, furnishings, equipment, building and grounds.

c. Apartment may not be used for lodging, parties, or overnight visitation by any person not assigned to Apartment without prior written approval of UCR-HS.

d. An overnight guest is limited to a continual stay of no more than three days/two nights per month.

e. Guests may never be left unattended in residential areas.

3. ROOMMATES

a. Each occupant of each Apartment is REQUIRED to sign a contract for an Apartment space. In some cases, the specific room number of assigned spaces may not be announced until move-in.

b. A Resident who signs for a Double Occupancy room must limit their physical occupancy to the same one half of the room at all times during the contracted period and should refrain from utilizing one half of any University-provided furnishings. However, the "A1," "A2," or "B1," "B2" bedspace designation on the Contract for a room is an arbitrary physical location.

c. Assignments for roommates or residents of adjoining suites will be of as similar a gender identity as possible.

d. If Apartment consists of more than one assignable bedspace, UCR-HS reserves the right, when any assignable bedspace is vacant, to assign a new Resident to the vacant assignable bedspace with or without advance notification or approval.

e. University makes no representations or warranties as to the compatibility or conduct of any roommate assigned to Apartment. In no event is University liable for any damages whether direct or indirect, general or specific, arising out of or relating to the conduct of any roommate.

4. UTILITIES

a. BANNOCKBURN VILLAGE: UCR-HS pays for electricity, water, trash, and sewer services.

b. GLEN MOR and NORTH DISTRICT 2: UCR-HS pays for electricity, water, trash, sewer and Wi-Fi services.

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c. FALKIRK and THE PLAZA: UCR-HS pays for water, trash, sewer, gas (if applicable), and Wi-Fi services. A monthly electricity allowance is applied to each Apartment as specified below. On a monthly basis, any monthly electricity bill amount in excess of the allocated allowance will be calculated, divided and charged, as appropriate, to each Resident contracted to the Apartment. Effective July, 2026, UCR-HS, in partnership with Spectrum Enterprise, will complete a large-scale project to provide a high speed fiber technology solution for Falkirk and The Plaza. The cost of the newly-provided services will be folded into residential room rates and residents will no longer need to contract with a third party to attain and utilize the new residential Wi-Fi network and will benefit from University-negotiated pricing for higher data transfer speeds.

Note: The stated electricity allowance is applied per Apartment, NOT per Resident.

Studio	$25.00/month
1-Bedroom, 1 Bath	$25.00/month
2-Bedroom, 1 Bath	$35.00/month
2-Bedroom, 2 Bath	$30.00/month
2-Bedroom, 2 Bath Deluxe	$30.00/month

d. All other utilities and services not specified above, including but not limited to telephone, internet/Wi-Fi, and television services must be arranged for and paid by the Resident to an appropriate third party provider. Consult the Resident Services Office (RSO) regarding approved third party providers.

5. **GLEN MOR RESIDENT DINING PLANS**

a. The ability to purchase sundries, food, and meals from the numerous convenience stores and food venues on campus via a formal dining plan shall be a required integrated amenity of the Glen Mor Contract and program. Graduate students may opt out of the required Glen Mor Dining Plan upon request. Eligible Glen Mor dining plans are limited and other dining options, including but not limited to the Community Dining Plans, cannot be integrated with a Glen Mor Contract.

b. A Dining Plan may be composed of “Meal Swipes” that can be used to purchase meals in the Glasgow or Lothian residential restaurants, and/or “Dining Dollars” that can be used to purchase personal or guest meals and snacks at any Residential Restaurant, convenience store, or many other dining venues on campus. Dining Dollars may not be used for the purchase of alcoholic beverages. The selected dining plan may be supplemented with additional Dining Dollar value at any time.

c. During University-recognized holidays and Quarter breaks, meal service at Residential Restaurants is limited or closed and campus food service and convenience store availability is extremely limited or may be entirely unavailable. This condition shall not be considered grounds for reimbursement or contract cancellation. Submission of this Contract is Resident’s implied acceptance of the risk of these changes in campus operations. The Dining Services web site includes regularly-updated dining service availability.

d. The Dining Plan assigned or selected at contract signing is for the entire regular academic year (i.e. Fall, Winter and Spring quarters). Residents are permitted to request a one-time UPGRADE in Dining Plan at the mid-point of Fall Quarter, October 19 – November 2, 2026. The requested change will go into effect the following Winter Quarter. The Dining Plan Change Request form is located on the Dining Services website and at myhousing.ucr.edu.

e. “Meal Swipes” are available for initial use at the next scheduled Residential Restaurant meal following Residence Halls Move-In Days. Dining Dollars are available for use beginning on September 18, 2026, or the Effective Date of this Contract for move-ins after September 18, 2026, and may be utilized through June 30 of the academic year in which Resident is assigned, or the Resident’s move-out date if prior to June 30, after which time they will expire.

f. If Resident’s chosen Dining Plan includes ”Meal Swipes,” they are re-set each quarter. Unused meals do NOT roll over to the next quarter and are NOT refundable. Unused Dining Dollars DO roll over to the next quarter during the regular academic year (i.e. Fall, Winter and Spring quarters), but DO NOT carry over beyond June 30th or beyond the Residents move-out date, whichever comes first. Dining Dollars are NOT refundable.

6. **CANCELLATION OF CONTRACT BY RESIDENT**

By entering into this Contract, Resident agrees to abide by all financial terms and conditions of the Contract through its Expiration Date, unless the Contract has been cancelled or terminated pursuant to the terms of this Contract.

a. **CANCELLATION REQUESTS PRIOR TO CONTRACT EFFECTIVE DATE**

i. The following are the only reasons Resident may request a contract cancellation without assessment of liquidated damages and without the need to identify a replacement resident. A $60.00 processing fee will be charged.

a. The Resident graduates, transfers to another campus, takes an academic leave of absence, is dismissed, is a participant in the Planned Educational Leave Program, or withdraws from the University. This does not include voluntarily withdrawing from classes for any particular quarter.

b. The Resident is denied admission to UC Riverside.

c. The Resident is admitted to UC Riverside but fails to register or cancels registration.

d. The Resident presents proof of marriage/Domestic Partnership that has occurred following contract submission.

ii. If Resident fails to obtain approval for a Contract Cancellation Request submitted prior to the Contract Effective Date and remains an Admitted UCR student, Resident shall be responsible for the full Contract terms and conditions.

iii. Resident who submits a Contract Cancellation Request prior to the Contract Effective Date and said request is approved will be responsible for applicable fees, terms, and conditions as outlined in the following tables of cancellation deadlines and fees.

iv. General

CANCELLATION REQUEST DEADLINE	FEES/CONDITIONS FOR APPROVED CANCELLATION
By April 15, 2026	$60 Processing Fee Only
April 16, 2026 – June 15, 2026	$60 Processing Fee and $100 Cancellation Fee
On or after June 16, 2026	$60 Processing Fee and $200 Cancellation Fee and Full Financial Terms of Contract OR Identification of Eligible Replacement Resident

v. Newly-Admitted 2026-2027 Transfer Students Only

CANCELLATION REQUEST DEADLINE	FEES/CONDITIONS FOR APPROVED CANCELLATION
By June 15, 2026	$60 Processing Fee Only
On or after June 16, 2026	$60 Processing Fee and $200 Cancellation Fee and Full Financial Terms of Contract OR Identification of Eligible Replacement Resident

vi. 2026-2027 Winter or Spring Quarter Contract Submissions

CANCELLATION REQUEST DEADLINE	FEES/CONDITIONS FOR APPROVED CANCELLATION
14 Days or More Prior to Contract Effective Date	$60 Processing Fee Only
Less Than 14 Days Prior to Contract Effective Date	$60 Processing Fee and $200 Cancellation Fee and Full Financial Terms of Contract OR Identification of Eligible Replacement Resident

vii. 2026-2027 Renewed and “Renewal-Relocation” Contracts

CANCELLATION REQUEST DEADLINE	FEES/CONDITIONS FOR APPROVED CANCELLATION
By March 31, 2026	$60 Processing Fee Only
April 1, 2026 – April 30, 2026	$60 Processing Fee and $100 Cancellation Fee
On or after May 1, 2026	$60 Processing Fee and $200 Cancellation Fee and Full Financial Terms of Contract OR Identification of Eligible Replacement Resident

viii. A Resident seeking to cancel this Contract must submit a Contract Cancellation Request on the MyHousing portal. The University must specifically approve the Contract Cancellation Request in order for the Contract to be considered terminated.

ix. If Resident fails to obtain approval for a Contract Cancellation Request submitted prior to the Contract Effective Date and remains an Admitted UCR student, they shall be responsible for the full Contract terms and conditions.

b. **CANCELLATION REQUESTS ON OR AFTER CONTRACT EFFECTIVE DATE**

i. A Resident seeking to cancel this Contract must submit a Contract Cancellation Request on the MyHousing portal in advance of the requested release/move-out date. The University must specifically approve the Contract Cancellation Request in order for the Contract to be considered terminated. If Resident fails to submit a Contract Cancellation Request in advance of Resident’s

communicated move-out, Resident will continue to be responsible for all terms and conditions of the Contract or shall be responsible for any other term or condition of the contract cancellation in the case that it is approved.

ii. A Contract Cancellation Request will be considered only when a condition exists that originated *after* Contract submission.

iii. A $60 processing fee will be assessed for all Contract Cancellation Requests.

iv. Contract cancellation and release from responsibility for the financial terms of the Contract are not guaranteed and are contingent upon Resident identifying an eligible replacement resident (i.e. a full-time registered, non-First Year UCR student who lives off campus) to accept responsibility for the remainder of Resident's Contract. New residents assigned by UCR-HS will not serve as a replacement resident and void Resident's responsibility for the full financial terms of the Contract unless the community to which Resident is contracted is at full occupancy. If an eligible replacement cannot be identified, Resident is financially responsible for the entire balance of the Contract. If a replacement is identified and approved by UCR-HS, Resident agrees that a $60 Cancellation Fee is reasonable to be imposed as liquidated damages to cover estimated University losses, which are difficult or impractical to determine. Resident must move out of the Apartment a minimum of five (5) days prior to replacement resident's Contract Effective Date to allow time for UCR-HS to properly prepare Apartment for replacement resident. Resident is responsible for daily rent and utilities until the Effective Date of the replacement resident's contract.

v. Resident who submits a Contract Cancellation Request for a renewed or "renewal-relocation" Contract on or after the Contract Effective Date is responsible for all conditions of a contract cancellation as outlined in this section. If Resident's cancellation request is approved, Resident will be assessed the normative monthly rental amount (i.e. an amount equal to the full monthly payment(s) assessed during the non-discounted months or months in which payment(s) were not assessed under the terms of the contract renewal), in addition to any other contract cancellation fees, terms or conditions outlined in this section.

vi. The following are the only verified reasons Resident may request a contract cancellation without assessment of liquidated damages and without the need to identify a replacement resident. A $60.00 processing fee and pro rata rent will be charged.

a. The Resident graduates, transfers to another campus, takes an academic leave of absence, is dismissed, is a participant in the Planned Educational Leave Program, or withdraws from the University. This does not include voluntarily withdrawing from classes for any particular quarter. (NOTE: If a cancellation is approved for a graduating Resident who renewed a contract or is a "renewal-relocation," Resident will be assessed the normative monthly rental amount for any payment-free or discounted months that may have been offered and were occupied by said graduating Resident.)

b. The Resident is denied admission to UC Riverside.

c. The Resident is admitted to UC Riverside but fails to register or cancels registration.

d. The Resident presents proof of marriage/Domestic Partnership that has occurred following contract submission.

vii. Changes in the availability of in-person instruction or any other in-person campus programs or activities shall not be considered grounds for reimbursement or contract cancellation. Submission of this Contract is Resident's implied acceptance of the risk of these or similar changes in campus operations.

viii. UCR-HS will not consider the Contract terminated until a Contract Cancellation Request has been approved. If a Contract Cancellation is approved by UCR-HS, Resident is responsible for all obligations under the Contract, including payment of rent, until Resident has removed all personal belongings from the premises and returned all keys and/or other access devices to UCR-HS.

ix. If a Resident fails to vacate and return keys/access devices for the Apartment by the move-out date communicated in an approved Contract Cancellation Request, the date UCR-HS notifies Resident to leave the Apartment, or a maximum of three (3) days after the Effective Date for Resident's relocation Apartment, Resident is responsible for holdover rent equal to the daily value of the monthly rent for the extra time Resident remains in Apartment and/or possesses keys/access devices. Resident further understands and agrees that Resident will be responsible for all of University's damages resulting from Resident's "holding over" of the Apartment, as well as the damages of any person who was unable to move in due to Resident's holdover.

x. Any correspondence pertaining to a contract cancellation must be directed in writing to UCR Housing Services, 3595 Canyon Crest Drive, Riverside, CA, 92507 or housinginfo@ucr.edu. Notifying Admissions, the Registrar, or any other campus department will specifically **NOT** suffice as notification to UCR-HS.

7. **CONTRACT CANCELLATION INITIATED BY UCR-HS:**

a. UCR-HS may terminate this Contract for any reason allowed by law, including, but not limited to, resident's failure to pay any amounts required hereunder when due or for any other violation of a term or condition of this Contract or any rule or regulation established in the most current edition of the Housing Resident Conduct Policies, incorporated by reference herein. In such event, UCR-HS shall serve a three-day Notice to Pay Rent or Quit, Notice to Perform Covenant or Quit, or a Notice to Quit, as applicable. In the event of such termination by UCR-HS, the Resident shall be held responsible for payment of the remaining contracted amount up to such time as UCR-HS is able to enter into a replacement contract with another resident.

b. The Resident hereby agrees that University may terminate Resident's tenancy under this Contract without cause upon thirty (30) days' written notice, and expressly waives any right Resident may have currently or in the future under state law to receive sixty (60) days' notice of termination.

c. If UCR initiates a full cancellation of admission prior to the Effective Date, there will be no liquidated damages or other fees charged.

d. If a Resident fails to vacate the Apartment and return keys/access devices on the Expiration Date or other legal termination date, the Resident is responsible for pro rata rent until the Resident vacates the Apartment and/or returns keys/access devices. Any damages incurred by UCR-HS as a result of the Resident's failure to vacate premises, including a minimum liquidated damages charge of $35/hour to cover administrative costs incurred by UCR-HS as a result of a Resident's failure to vacate, shall be charged.

e. "No Shows" are Residents who (1) do not check in on the Effective Date of the Contract, and/or (2) fail to notify UCR-HS in writing of a planned late arrival at least 48 hours prior to the Effective Date of the Contract. It is the responsibility of the Resident to notify UCR-HS of the need to cancel a Housing Contract. "No Shows" who have been released from UCR student status will be responsible for all applicable fees, terms, and conditions (including pro rata rent up to the day on which UCR-HS is able to confirm cancelled/rescinded student status) as outlined in the tables of deadlines and fees in the Contract, excepting full financial obligation for the remainder of the contract. A "No Show" who is a registered student at UCR shall remain obligated to this full contractual agreement. UCR-HS may seek a replacement resident 48 hours following the Effective Date of the Contract. Liquidated damages will be assessed.

f. *Force Majeure*. In the event that circumstances such as fire, earthquake, or any other "Act of Nature," casualty, or circumstance render all or a part of the Apartment or premises uninhabitable or otherwise prevent the University's performance under this Contract, University shall have the right to terminate this Contract, or move Resident to similar accommodations while repairing and restoring the premises. Resident's obligation to pay rent hereunder shall be abated only if University terminates this Contract or does not provide Resident with similar accommodations. University has no obligation or liability to Resident to provide alternate housing or food services or to rebuild or replace any affected premises. Prepaid room and/or board applicable to the period following the premises being officially designated as uninhabitable and cancellation of Contract by University shall be prorated and refunded to Resident by University.

8. LIQUIDATED DAMAGES

In addition to all amounts payable to the University under this Contract, the Resident agrees to pay the University $60.00 as liquidated damages for the preparation and service of all eviction/unlawful detainer notices. In the event the University prepares a Notice to Pay Rent/Perform Covenant due to the Resident's failure to pay rent or to perform a covenant of the Agreement and (1) the Resident pays said rent or performs said covenant or (2) the University agrees to rescind such Notice, the Resident agrees to pay the University $60.00 as liquidated damages to cover the administrative costs involved in the preparation, service and rescission of said Notice. In the event the University prepares and has served a Summons of Complaint and the University and the Resident subsequently resolve their differences and the University allows the Resident to continue to reside in the premises, the Resident agrees to pay the University (a) $60.00 as liquidated damages to cover the administrative costs involved in the preparation of the Summons of Complaint plus (b) such costs for service as are incurred through contract with a third party. It is agreed that it is extremely difficult or impractical for the University to ascertain its damages in the event of holdover, that said liquidated damages represent a reasonable amount calculated to cover damages to the University in the event of holdover. The imposition of liquidated damages in the above circumstances shall not prevent the University from serving a future Notice to Pay rent/Perform Covenant or Quit and /or serving a Summons of Complaint for unlawful detainer.

9. LIMITATION OF LIABILITY

a. The University shall share no liability for the theft, loss, destruction or damage to Resident's personal belongings, the Resident's rented space, or another individual while the Resident lives on campus or for personal articles left behind after vacating the premises. Renter's insurance is not mandatory, but is highly recommended and may be purchased from any source. The University of California has partnered with GradGuard to provide renter's insurance designed specifically for university students. The University strongly

recommends that Resident secure a renters insurance policy with GradGuard or another equitable plan offering economical protection while Resident is living on-campus, off-campus, or traveling abroad.

b. Resident acknowledges that congregate living facilities such as that represented by campus housing may present certain risks of exposure to infectious diseases that can cause illness or death. If Resident should contract a communicable disease or be exposed to an individual with a communicable disease, Resident may be required to temporarily leave the premises or their contracted space. Resident agrees to adhere to any applicable guidelines, directives and/or measures implemented by the State of California and/or Riverside County Public Health officials to reduce risks associated with the spread of an infectious disease, including but not limited to occasions of on-site or remote quarantine. Resident waives the right to any claim against the University related to or arising from the acquisition of or exposure to any infectious disease. Neither the University or its employees or agents shall be liable for any claims of loss, expense, or damage to Resident relating to the acquisition of or exposure to any infectious disease. The University makes no warranty with respect to the safety of the premises with regard to any infectious disease.

10. CARE OF PREMISES AND OBSERVATION OF CONTRACT PROVISIONS

a. Resident agrees to keep the Apartment and premises in a clean, sanitary, non-hazardous condition, to be responsible for any damage to the Apartment, its furnishings and equipment (reasonable wear and tear excepted) and to comply with all provisions of this Contract and the most current edition of the Housing Resident Conduct Policies, as they may from time to time be amended.

b. Television, radio, and satellite antennae, surveillance or security devices, or any other equipment or materials may not be affixed to any part of the exterior of the premises.

c. Mold and mildew occur naturally in the environment, but can be injurious to one's health. Residents are required to take steps to control the growth of mold and mildew by keeping the premises clean and well-ventilated, particularly when showering, bathing, or washing dishes and clothes. Resident shall be liable for any injuries or damages that may result from any negligent performance, or lack of performance, of foregoing duties. Resident shall notify UCR-HS promptly about the existence of visible mold or mildew, water leakage or overflow, or any malfunction of the heating, ventilation and cooling systems. Remediation of such conditions may require a temporary relocation of the Resident.

d. University may temporarily turn off equipment or interrupt utilities to avoid property damage or to perform work requiring such interruption as determined by University's sole judgment. University will not be liable for any inconvenience, discomfort, disruptions, or interferences with Resident's use of premises because University is making repairs, alterations, or improvements to the premises, Apartment, buildings, or community as allowable by law.

e. Resident agrees to follow the requirements outlined in the Housing Resident Conduct Policies regarding limitations on alterations and/or changes to the Apartment.

f. The University shall provide regular cleaning of non-apartment communal spaces (i.e. non-apartment lounges, hallways, labs, and laundry rooms), except during University-recognized holidays, academic breaks, or during Final Exam Weeks.

g. The Resident is responsible for returning the Apartment to the University in the same condition as when received, reasonable wear and tear excepted.

11. RULES AND REGULATIONS

a. Resident agrees to comply with all rules and regulations which the University has established including, but not limited to, such rules as are incorporated in the most current edition of the Housing Resident Conduct Policies. Rules and regulations set forth in the Housing Resident Conduct Policies may be changed with thirty (30) days' notice and Resident agrees to abide by any such changes. Failure to comply with the rules and regulations in the Housing Resident Conduct Policies, including any inability or refusal to adjust to the concept and requirements of living in a student residential environment, shall be deemed a material breach of this Contract.

b. Resident is fully responsible for reviewing and complying with information distributed by UCR-HS to Resident's student email address or to the Resident Services Office in the Resident's name.

Sample

12. FIRE & LIFE SAFETY

a. Residents shall take due care to prevent fires, including but not limited to ensuring stoves and microwaves are not left unattended when they are in use. Toxic, hazardous, or flammable chemicals other than over-the-counter cleaning and personal hygienic supplies shall NOT be stored on the premises.

b. Any suspected malfunction of fire and life safety equipment must be reported immediately to any Resident Services Office (RSO).

c. Residents must evacuate the premises immediately during a fire alarm.

d. Every apartment is equipped with a smoke detector. Misuse or tampering with any life safety equipment installed by the University, including but not limited to smoke/heat detectors or egress alarms, is prohibited.

e. Any Resident found to be in non-compliance with items (a), (b), (c), or (d) may be subject to fines and/or eviction, at the University's sole discretion.

13. MEDICAL & RECREATIONAL MARIJUANA

Under Federal Law, marijuana is categorized as a Schedule I substance. The manufacture, distribution, and/or possession of marijuana is strictly prohibited whether prescribed for medical reasons or recreational, and is a criminal offense. The University, including campus housing, is a drug-free community that follows and complies with Federal law regarding marijuana or marijuana concentrate. Failure of Resident or Resident's guests or invitees to comply with this law is a substantial and material breach of this Contract and is likely to result in immediate eviction.

14. PETS

Pets ARE NOT permitted, excepting fish in an aquarium with a maximum size of 10 gallons. The maximum allowable aquarium gallons per apartment shall be 40 gallons. Breach of this provision will result in a non-negotiable fee for fumigation services in addition to any appropriate cleaning or repair charges deemed necessary. Keeping a pet is grounds for immediate eviction. Pet prohibitions apply to all mammals, reptiles, birds, and insects, owned or visiting, with the exception of assistance animals approved by UCR-HS. University may remove any unauthorized pet and turn it over to a local authority or humane society following a 24-hour notice to Resident to immediately remove the pet. Assistance animals, including Service and Emotional Support animals must be registered with UCR Student Disabilities Resource Center (SDRC) and the ability of Housing to accommodate the animal must be confirmed by UCR-HS **prior** to bringing any such animal into the community. A non-negotiable fee for fumigation services in addition to any appropriate cleaning or repair charges deemed necessary will be assessed to Residents keeping Assistance animals upon Resident's move-out.

15. SMOKING

a. UC Riverside is a smoke- and tobacco-free campus. As such, smoking and the use of tobacco products in all interior, exterior and parking areas of all University-controlled properties is prohibited.

b. Smoking, the use of smokeless and noncombustible tobacco products, the use of unregulated nicotine products as well as smoking devices (e.g. e-cigarettes, vaping devices, e-hookahs) are strictly prohibited in individual rooms, restrooms, community rooms, lounges, common areas, balconies, patios, porches, and parking areas.

c. A Resident who smokes or permits smoking on the premises will be financially responsible for damages, including scent and allergen abatement, which may include (but is not limited to) carpet replacement, full repainting, wood replacement, and other chemical mitigation activities.

d. Smoking violations constitute a material breach of this Contract and are grounds for immediate eviction.

16. SUPPLEMENTARY EQUIPMENT

Resident may not alter or supplement University-provided plumbing or electrical fixtures, infrastructure, systems or their related components, including toilet seats, showerheads, waterflow adjustment devices, or bidets. Further, Resident may not install or otherwise operate window-mounted air-conditioner units, water-softening or purification equipment, any type of laundry machine (e.g. washer or dryer) or dishwashing machine in the Apartment or on any adjacent patio or landing except as has been specifically installed by the University. If discovered, such equipment will be uninstalled and confiscated by UCR-HS and Resident will be subject to disciplinary action up to and including eviction. Damages caused to facility surfaces, flooring, and plumbing or electrical systems by installation, operation or removal of said machines, devices or equipment will be assessed to the Resident, as well as the cost of labor and parts required for correction of the altered conditions.

Sample

17. PERSONAL MICROMOBILITY DEVICES

a. A “personal micromobility device” (PMD) is a device that is both (a) powered by physical exertion or an electric motor; and (b) designed to transport one individual or one adult accompanied by up to three (3) minors.

b. Resident is prohibited from operating or riding any PMD within campus housing or dining buildings and on certain pedestrian walkways as indicated by posted signage.

c. Resident is permitted to own, store, and recharge a PMD in their Apartment if (a) it is not powered by an electric motor, or (b) it is powered by an electric motor and meets the following specific safety standards.

   i. E-bikes: UL 2849, the Standard for Electrical Systems for E-bikes, as recognized by the United States Consumer Product Safety Commission, or EN 15194, the European Standard for electrically powered assisted cycles

   ii. E-scooters: UL 2272, the Standard for Electrical Systems for Personal E-Mobility Devices, as recognized by the United States Consumer Product Safety Commission, or EN 17128, the European Standard for personal light electric vehicles (PLEV)

   iii. If Resident’s PMD fails to meet the aforementioned standards, Resident is prohibited from storing the PMD in the Apartment unless Resident maintains an insurance policy that covers storage of the PMD in the Apartment. Even with the insurance policy, Resident is prohibited from charging the PMD inside of the Apartment.

d. Resident must store their PMD in compliance with applicable Fire Code and OSFM Information Bulletin 23-003 regarding lithium-ion battery safety.

e. Repair and maintenance of PMD batteries is prohibited in the Apartment at all times.

f. All PMD’s may be subject to registration requirements, and safety and insurance compliance audits. Residents must possess and be able to provide documentation demonstrating compliance with the above requirements.

18. MEDIA BROADCASTING & RECORDING

Resident may not broadcast or record the images or voices of other residents or guests without their expressed knowledge and permission. This includes, but is not limited to, video, webcam, photo, and phone recordings. Resident students wishing to conduct media projects, which may create a disruption in the community, must follow established campus media project protocol. All media recording by student organizations must be approved by the University Police Department prior to the initiation of media recording including, but not limited to, video and audio recording in residential community common areas and on adjacent property. The use of aerial devices (such as drones) is prohibited on campus housing premises.

19. PARKING/TRAFFIC

a. General campus parking regulations prevail in all housing communities.

b. Vehicles shall be operated with due regard for the safety of all members of the community. All motor vehicles must have a valid UCR parking permit, current vehicle registration, and be fully operational.

c. Parking of motor vehicles in other than designated parking spaces is prohibited. Violators will be subject to parking citation(s) and/or towing, at owner’s expense.

20. WEAPONS

Weapons and explosive devices of any kind on University premises are prohibited including, but not limited to, firearms, knives, swords, hunting equipment, slingshots, gas-powered guns, air rifles, paintball guns, fireworks, ammunition, or any other item that resembles such examples.

21. RIGHT OF ENTRY

University reserves the right to enter the room with a minimum of 24 hours posted or six (6) days mailed notification (unless otherwise agreed to by Resident) for the purpose of (a) inspection/inventory, (b) to make desired or necessary repairs/alterations, (c) to conduct safety checks to insure the individual and collective health and safety of the Resident and the community, (d) to exhibit the room to prospective workers, contractors or residents, (e) pursuant to court order and, (g) for any other reason allowed by law. In the event of an emergency, during periodic fire drills, when Resident has abandoned or surrendered the premises, or when it is impracticable, entry may be made at any time. Entry at other times may be made in the presence of or with the permission of the Resident.

Sample

22. ABANDONMENT

Upon termination of the Contract, the undersigned agrees to surrender the premises to the University and to remove all personal property. Any property left in the room shall be deemed abandoned and the University may take possession of and dispose of such property, in accordance with California Civil Code 2080.8, and is hereby relieved of all liability for doing so. The University may re-enter and take possession of the room if it determines that the room has been abandoned.

23. NONWAIVER

Any waiver or non-enforcement by the University of any term or condition of this Contract shall not constitute a waiver of subsequent breach of the same or any other condition of this Contract. Acceptance by the University of any rental payment after Resident's breach of any provision of this Contract shall not be deemed a waiver of such provision or any prior or subsequent breach of any provision, other than Resident's failure to make timely payment of the rental installment so accepted, whether or not the University knew of the prior breach at the time such rent was accepted.

24. SEVERABILITY

If a provision or paragraph of this Contract is legally invalid, or declared by a court to be unenforceable, such provision or paragraph will be deemed deleted and the rest of this Lease remains in effect. To the extent that any provision of this Lease is in conflict with any provisions of applicable law, such provision is hereby deleted, and any provision required by applicable law which is not included in this Lease is hereby inserted as an additional provision of this Lease, but only to the extent required by applicable law and then only so long as the provision of the applicable law is not repealed or held invalid by a court of competent jurisdiction.

25. NOTIFICATIONS

a. Any notice to the University under this Contract shall be emailed to housinginfo@ucr.edu or submitted in writing to: UCR Housing Services, 3595 Canyon Crest Drive, Riverside, CA 92507.

b. Submission of this Contract is Resident's implied consent that final move-out accountings, as well as abandoned personal property notices, be provided by UCR-HS utilizing the Resident's UCR student email account. If Resident does not wish for the above-mentioned accountings or notices to be communicated by email, Resident may notify UCR Housing Services in writing at housinginfo@ucr.edu or the above-mentioned address.

c. Submission of this Contract is Resident's implied consent that information regarding UCR Housing deadlines and programs, as well as notification of mail and parcel arrivals may be communicated by text messages utilizing Resident's cell phone number on file. If Resident does not wish to be notified by text message about any of the aforementioned items, Resident may notify UCR Housing Services via email at housinginfo@ucr.edu or in writing to the above-mentioned address.

d. Residents are fully responsible for reviewing and complying with information distributed by UCR-HS to Resident's student email address or to the community Resident Services Office in the Resident's name.

26. INVENTORY

Within two (2) business days of obtaining Apartment keys, Resident shall complete and submit a Move-In Inspection report, which is then incorporated into this Contract by reference. Failure to complete and return a Move-In Inspection report to the Resident Services Office (RSO) within the specified time will give rise to a presumption that Resident found no reportable damage other than normal wear and tear and that Resident accepts responsibility for any damages that may be discovered thereafter.

27. PRIVACY: PHOTOGRAPHY, MARKETING & THIRD PARTY SERVICE PROVIDERS

a. By submitting this Contract the Resident gives permission for UCR-HS to use the Resident's University ID photo for emergency and general identification purposes.

b. As a designee of the University, UCR-HS makes every effort to protect the privacy of Resident. This being said, Resident maybe captured in photography coordinated by the University, its affiliates or designees during UCR-HS-sponsored events and while in UCR-HS facilities. It is agreed that Resident's photographic likeness may be used for advertising, publicity, and any other lawful purposes. Certain limited personal contact information consisting of Resident's mailing address and/or UCR email address may be shared with a Third Party vendor only if they have been directly contracted by UCR-HS or the University to provide a supplementary or complementary program service to the Resident. Resident may notify UCR Housing Services at housinginfo@ucr.edu or in writing to UCR Housing Services, 3595 Canyon Crest Drive, Riverside, CA 92507, if Resident has questions or concerns related to such matters.

28. NOTICES

a. Resident affirms and agrees that Resident has access to a copy of this UCR-HS Contract via the MyHousing portal, as well as the most current edition of the Housing Resident Conduct Policies posted at housing.ucr.edu. Residents unable to attain internet access may contact UCR-HS for a printed copy of either item.

b. **BED BUGS:** Pursuant to Civil Code Section 1954.603, notification regarding rights and obligations pertaining to bed bugs must be provided to the Resident. Resident agrees to comply and cooperate with UCR-HS regarding the prevention, reporting, and treatment of bed bug infestations. Information regarding bed bugs and UCR-HS's treatment protocol is available at the UCR Housing website and is

herein incorporated into the housing Contract. Information pertaining to bed bugs is also available on the websites of the United States Environmental Protection Agency and the National Pest Management Association. The suspected presence of bed bugs shall be promptly reported to Resident's Resident Services Office (RSO) or Resident Advisor (RA).

c. **HAZARDOUS BUILDING MATERIALS:** Pursuit to California State law, the University hereby notices residents that Bannockburn Village was built prior to 1980 and therefore was constructed with asbestos-containing materials (ACM), as well as materials containing lead. The main health risks associated with both ACM and lead result from inhaling airborne fibers or dust, or ingesting chipped or damaged building materials. Health risks are considered low because accessible ACM and lead-containing materials are not likely to become airborne unless, for instance, ceiling, wall or hard surface floor material is punctured or disturbed in some way, or if pieces of damaged building materials are inadvertently eaten. Because Housing staff are aware of these conditions, all renovations in these buildings are performed in accordance with applicable work practice standards. Residents should avoid puncturing or otherwise compromising interior walls, ceilings and hard surface flooring, including by using nails to hang pictures, plants, or other decor. Alternatively, we recommend properly using appropriate adhesive and Velcro products such as Command strips to hang room décor.
We ask that you promptly report damaged ceiling, wall, or hard surface floor materials to your Resident Services Office (RSO) or UCR Environmental Health & Safety at (951) 827-4214. Please reference the U.S. Environmental Protection Agency (EPA) informational brochure, Protect Your Family from Lead in Your Home for more facts and resources, or visit the EPA website at www.epa.gov.
For specific information and data regarding building material conditions in Bannockburn Village, please contact UCR Environmental Health & Safety at (951) 827-4214.

d. **UNSAFE STRUCTURES:** The second floor balconies at Falkirk have been declared structurally unsafe by the UCR Campus Fire Marshall. As such, all foot traffic and storage on said balconies is prohibited except in the case of a fire or other catastrophic need for emergency exit. Warning decals and security alarms have been installed on the sliding glass doors used for second floor balcony egress to warn of a critical safety breach. Misuse or tampering with fire or life-safety equipment is prohibited and is grounds for disciplinary action, including eviction and exclusion from campus housing.

e. **INFORMATION PRACTICES ACT:** The State of California Information Practices Act of 1977 requires the University to provide the following information to individuals who are asked to supply information about themselves. The purpose for requesting the information is to process your on-campus housing Contract, to provide follow-up record maintenance on housing assignments and to help provide supplementary/complementary resident services. UCR-HS maintains the information. Information will be transmitted to State and Federal governments for inspection if required by law. Individuals have the right to access this record as it pertains to themselves.

f. **MEGAN'S LAW**: Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which they reside.

g. The University of California, in accordance with applicable Federal and State law and University policy, does not discriminate on the basis of race, color, national origin, religion, sex, disability, age, medical condition (cancer-related), ancestry, marital status, citizenship, sexual orientation, status as a Vietnam-era veteran or special disabled veteran, and any other classification protected by state or federal law. The University also prohibits sexual harassment. This policy covers admission, access, and treatment in University programs and activities.

h. The University does not assume coordination of financial responsibilities for Personal Care Assistant (PCA) services. Individuals hired as PCA's and living in campus housing, including enrolled students, remain personally responsible for housing and required dining costs, and are held personally accountable to the Student Code of Conduct and all other University policies.

i. In accordance with the requirements of the Jeanne Clery Disclosure of Campus Security and Campus Crime Statistics Act of 1998, you are entitled to request and receive a copy of The UC Riverside Campus Security and Crime Report. You may receive a copy of this report by visiting the UC Riverside Chief Compliance Office website (https://compliance.ucr.edu/clery-act-compliance) or by calling (951) 827-7431.

j. A disabled person, for all purposes under this Agreement, shall be provided reasonable accommodations to the extent necessary to provide the disabled person with an opportunity to use and occupy the Premises in a manner equal to that of a non-disabled person. This paragraph shall constitute notice that Resident may at any time during the term of this Lease request reasonable accommodation. If Resident requires an accommodation, Resident should contact the UCR Student Disabilities Resource Center to engage in an interactive process with respect to the accommodation request.

29. CERTIFICATION

Resident certifies the following:

a. Resident agrees that a misrepresentation by Resident in this certification is grounds for contract termination.

b. The application filed in connection with the Contract is true and correct.

Sample

c. The Resident has read, understands, and agrees to comply with the terms and conditions of this Contract, Housing Resident Conduct Policies, as well as policies applicable to all University students as specified in the UC Policies Applying to Campus Activities, Organizations and Students (PACAOS), and Resident herby acknowledges access to a copy of same.

d. Resident understands that the premises at Falkirk and some other facilities are currently under significant renovation. Some buildings and amenities may become unavailable sporadically throughout the term of this Contract. Completion of property renovations may cause disruptions in the community including noise, temporary loss of utilities or services, limited access, etc.

e. Resident agrees to pay all costs including court costs and reasonable attorney's fees, incurred by UCR-HS in the collection of any money due under this Contract and/or in the enforcement of any of the terms of this Contract and the most current edition of the Housing Resident Conduct Policies.

The Regents of the University of California represented by:



Robert Brumbaugh
Senior Director, UCR Housing Services

All information provided by the Resident is part of a legal binding Contract. By submitting this Contract the Resident confirms and understands the following:

- Resident is of legal age or capacity to enter into a binding Contract OR has alternatively submitted a Parent/Guardian Guarantee Form to UCR Housing Services.
- The terms and conditions set forth, as well as the information provided in the additional steps of the Contract process, constitute a legal binding agreement between the Regents of the University of California and the Resident.
- Certain electronic channels may not be secure and the University cannot guarantee the confidentiality of anything delivered online, regardless of the online security the University has implemented.
- The University is authorized to consider the Resident's typed full name below as Resident's signature for this Agreement.

Signature: {{Signature}}

SID: {{Student_ID}}
NAME: {{Name_First}} {{Name_Last}}
DATE SUBMITTED: {{Contract_Signed_Date}}

Ref: {{Entry_Application_ID}}

Sample