CONTRACT FOR ROOM AND BOARD ACCOMMODATIONS

UNIVERSITY OF ARKANSAS 2027-2028

NOTE: It is the responsibility of the student to familiarize her/himself with all pertinent information before completing this contract.

Signing this contract is an acknowledgement and acceptance of this responsibility as well as an agreement to the terms and conditions, and financial commitment of the contract.

NOTE: All residence hall occupants except for occupants of Duncan Avenue Apartments and University leased off-campus properties are required to have a meal plan.

Definitions

Academic Year – refers to the contract term beginning when the assigned hall is designated for official opening prior to the first day of classes in the fall semester, as noted on the University Housing calendar on the University Housing website and ends 24 hours after the student's last final exam (noon on the following day for graduating seniors)

Academic Year Facility – refers to Duncan Avenue Apartments, Gregson Hall, Holcombe Hall, and University leased apartments. These facilities remain open during semester and spring breaks subject to the conditions listed in Section II.

Advance Payment – refers to the Two Hundred Forty-two Dollars ($242) submitted with the contract. Forty-two Dollars ($42) is a non-refundable administrative charge and the remaining Two Hundred Dollars ($200) is applied to the spring room charges.

Official Opening – refers to the day a residence hall is designated by University Housing to open. It does not apply to earlier dates that departments or academic programs may request students to come to campus.

Student Assignment – refers to the contractees' assignment.

Contract Terms and Conditions

This agreement shall be governed by the laws of the State of Arkansas, without regard to its choice of law principles, and applicable policies of the University of Arkansas. The terms and conditions of the room and board contract with the University of Arkansas are as follows:

I. Eligibility and On Campus Residency Requirement

A. All single freshmen under twenty-one (21) years of age are required to live on campus in a residence hall or in their parent's or legal guardian's permanent home. Exceptions may be granted by University Housing for extreme circumstances that prevent the individual from living on campus.

B. To be eligible to live in a University Housing Facility, a person must be a student enrolled in and attending at least nine (9) undergraduate hours or six (6) graduate hours for credit each semester on campus at the University of Arkansas, Fayetteville. If space is available, exceptions to the minimum credit hour requirement may be made on a semester-by-semester basis for students who are completing degree requirements, upon written request to University Housing.

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C. The University reserves the right not to contract with persons who are currently violating or have previously violated the terms and conditions of a University Housing contract or University policy, have a past due balance with the University, or are otherwise ineligible under University policy.

II. Contract Period

A. The period of this contract is an entire Academic Year as defined above.

B. If the student contracts after the first day of classes, the student will be charged from the date the contract is signed.

C. Students granted permission to check in before the beginning of the Academic Year as defined above are subject to the terms of this contract and may be subject to an additional daily charge.

D. Meal service will begin with lunch on the first day the assigned hall is designated for official opening and end with lunch on the last day of final exams for each semester. Meal service will not be available during Thanksgiving, semester, and spring breaks.

E. Only students in Academic Year Facilities (as defined above) may occupy their Student Assignment during University breaks. Persons living in any other University Housing Facility may not occupy their Student Assignment during semester break (5pm, Friday, December 17, 2027, to noon, Sunday, January 2, 2028) or spring (5:00 PM, Friday, March 17, 2028, to noon, Sunday, March 26, 2028) breaks. These dates are subject to change based on University-announced modifications to the University calendar. Limited housing during these breaks may be available at a designated location for an additional charge to other University Housing students who request such accommodations and who meet University Housing designated criteria. University Housing cannot guarantee that break housing will be available.

F. Residents graduating at the end of the fall semester who live in an Academic Year Facility must vacate their Student Assignment by Noon, Sunday, December 19, 2027.

G. Students are expected to vacate their Student Assignment within twenty-four (24) hours after their last final exam at the end of each semester. Students involved in spring semester commencement activities and other students needing an exception to this requirement must obtain approval in advance from University Housing through the “Extended Stay Request” form in the Housing contracting portal.

The last day to check into a Student Assignment is 5:00 PM on the first day of classes unless special arrangements are made with University Housing. Contracts of students not checked in by this time are subject to cancellation in accordance with Section VI, part E and F.

H. For students in graduate housing, the contract period will begin on the designated day for official opening. Graduate housing is open for fall, Thanksgiving, winter and spring break(s). Graduate residents graduating at the end of the fall semester must vacate their Student Assignment by Noon, Sunday, December 19, 2027. Students graduating at the end of the Spring 2028 term are expected to vacate their space by noon on May 14, 2028. The end of the full contract term will be the final day of summer classes for the Summer 2028 term. Students who want to renew their housing agreement for the following academic year must contract and pay

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the pre-payment by February 1, 2028, to be guaranteed housing for the following academic year in the same assignment.

III. Charges and Payments

A. An Advance Payment (as defined above) of Two Hundred Forty-two Dollars ($242) must be paid with this contract. The $242 Advance Payment is required even if the student is or will be on a scholarship or other financial aid that covers room and board. Forty-two Dollars ($42) of the Advance Payment is not refundable. The remaining Two Hundred Dollars ($200) of the Advance Payment will be applied to University Housing Spring room charges. Graduate students are only responsible for the processing charge ($42).

B. If the University is unable to assign the student to a space including overflow/temporary housing as stated in Section IV, part A, Two Hundred Dollars ($200) of the Advance Payment will be credited to the student's account.

C. The charges for room and board vary according to the University Housing Facility, the Student Assignment, and the assigned meal plan. A listing of room and board rates, which is fully incorporated herein by reference, will be available no later than July 15, 2027, on the University Housing website: http://housing.uark.edu, subject to receiving approval from the Board of Trustees of the University of Arkansas. The University reserves the right to raise room and board rates at any time upon thirty (30) days' notice.

D. Room and board payments may be made at one time for each semester or as arranged through the University Treasurer's Office. Payment in full for each semester or the first installment payment must be received by the due date as designated in the University Billing Statement. Students are responsible for paying for all room and board charges for the entire term of the contract.

E. Without limiting its right to seek other remedies, the University may withdraw meal privileges for failure to pay room and board charges by the required date(s) or for failure to complete an official room change when directed. If meal privileges are withdrawn, the amount charged on the room and board contract will not be reduced.

F. Students must comply with the administrative checkout procedure whenever they checkout of their Student Assignment. A One Hundred Fifty Dollar ($150) administrative charge will be assessed for failure to comply with the administrative checkout procedures or for a late checkout after posted facility closing hours. This charge is in addition to any individual and/or community charges assessed for damages.

G. Administrative charges assessed for cancellation of the contract by the student are set out in Section V.

H. Charges may be assessed for damage to or loss of University property both in student spaces and in public areas. Charges for damage to public areas may be prorated to all residents of the hall or area. Charges may be assessed for damage to student spaces that is discovered within ten (10) business days after the conclusion of final exams provided the space has not been reoccupied.

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If the student checks out prior to Reading Day, charges may be assessed for damage to student spaces that are discovered within ten business days after the student checkout.

IV. Student Assignment and Meal Plans

A. The University reserves the right to make and alter the Student Assignment and roommate assignments. Race, national origin, disability, religion or any other basis prohibited by federal, or state law shall not be considered in making roommate assignments. When necessary, the University reserves the right to assign the contractee to alternate housing (whether short-term or long-term) at either an on-campus or off-campus location(s).

B. Student Assignments and roommate assignments can only be made after completion and receipt of the contract and Two Hundred Forty-two Dollar ($242) advance payment. Forty-two Dollars ($42) of the advance payment is non-refundable, and Two Hundred Dollars ($200) will be applied to the student's spring Housing charges.

C. The University reserves the right to determine, designate, change and/or restrict the utilization of University Housing-managed facilities and/or areas within the facilities and grounds and to make and/or change Student Assignments and roommate assignments accordingly at any time.

D. Any student desiring (a) specific roommate(s) may not assign or be assigned with those roommate(s) until all desired roommate(s) submit a completed room and board contract and the required Two Hundred Forty-two Dollars ($242) Advance Payment.

E. Housing assignments are personal, non-transferable and non-assignable. Students may make room and hall or apartment changes to their Student Assignment (during designated dates and times as long as space is available until April 29, 2027).

F. After University Housing Facilities open in August and January, students may request room and/or roommate changes after the eleventh day of class for each semester if space is available. University Housing must approve any room and/or roommate changes. Priority will be given first to students in overflow housing.

H. The University reserves the right to make changes to Student Assignments and/or roommate assignments at any time, and to assess an additional charge for single occupancy when only one student with a double room or apartment contract occupies a room or apartment. The University also reserves the right to reassign the student at any time due to facility changes, roommate conflicts, conduct action and/or an emergency or casualty that renders the student's room unsafe or otherwise uninhabitable.

I. Meal plans are personal, non-transferable and non-assignable. Meal plan changes decreasing a student's meal plan can ONLY be made through the eleventh day of classes each semester. Meal plan changes increasing a student's meal plan can be made at any time prior to the end of the semester. Requests must be made in writing and signed by the student or sent to the central office of University Housing by the student using their official University of Arkansas email account. The availability of Dining Dollars may be limited until after the eleventh day of classes each semester.

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J. Students not marking a meal plan choice will be placed on the 10-Meal Plan. Students living in the Duncan Avenue Apartments or University leased off-campus properties are able to mark "None" if they do not wish to have a meal plan. This option will be available to update during the summer months for off-campus and Duncan Avenue Apartment students. The JR/SR 7 meal plan may only be used by students with 60 or more credit hours by the beginning of the contract term.

V. Cancellation or Termination of the contract by the student

A. Students may not cancel or terminate this contract except as stated herein without prior written approval by University Housing.

B. Before the start of the Contract Period, students requesting to cancel their contract may submit a signed cancellation request in writing to University Housing or they may email University Housing at housing@uark.edu from their official University of Arkansas email account. All requests must include their University ID number. Students who are not required to live on campus and who have received approval from University Housing before the start of the Contract Period, or who are not attending the University, may cancel or terminate this contract and receive a refund of the balance of their Advance Payment except for the Forty-two Dollar ($42) non-refundable portion of the Advance Payment according to the terms/schedule listed below:

1. The University may retain Forty-two Dollars ($42) if the contract is cancelled by noon on March 1, 2027. The amount refunded would be Two Hundred Dollars ($200).

2. The University may retain One Hundred Forty-two Dollars ($142) if the contract is cancelled by noon on March 15, 2027. The amount refunded would be One Hundred Dollars ($100).

3. The University may retain all the Two Hundred Forty-two Dollars ($242) if the contract cancellation is received on or after noon March 15, 2027.

4. Students who contract after noon on March 15, 2027, will not receive any refund of the Two Hundred Forty-two Dollar ($242) Advance Payment if they cancel their contract unless they meet the guidelines in Section V, C.

C. All advance payments will be refunded only if the student submits written proof with the cancellation request that the cancellation is for one of the following reasons:

1. Denial of admission to the University.

2. Physical incapacity or disability requiring withdrawal from the University.

D. After the student has checked in and received a key OR after the meal plan associated with the contract has been used, the contract may only be terminated by the student for official withdrawal from the University. The student shall submit a Statement of Non-Enrollment and complete an official checkout. If the student re-enrolls during the original contract term their cancellation is voided and all terms, conditions and charges will be reinstated.

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E. In the event of withdrawal and termination of the contract after occupancy, room and applicable meal charges may be prorated according to the following.

1. Room and applicable meal charges (except for the $242 Advance Payment) will be prorated as of the date the student officially checks out of the residence hall, if check out is prior to October 9, 2027, in the fall and March 19, 2028, in the spring. The Two Hundred Forty-two Dollar ($242) Advance Payment will be retained by the University. The University may refund $200 of the Advance Payment for students who graduate at the end of the Fall semester.

2. If withdrawal and/or checkout are on or after October 15, 2027, in the fall or on or after March 25, 2028, in the spring, the contractee will be responsible for room and board charges for the remainder of the term and no refunds or adjustments to charges will be made.

3. Any proration of room and board, before October 15, 2027, for the fall semester and before March 19, 2028, for the spring semester is calculated upon 107 days from the official opening day for each semester. Any dates after the 107th day are considered nonbillable days and not eligible for proration. The Fall 2027 semester billing dates are Saturday, August 14, 2027, through Monday, November 29, 2027. The Spring 2028 semester billing dates are Saturday, January 15, 2028, through Monday, May 1, 2028.

VI. Cancellation or Termination of the contract by the University

A. The University may terminate this contract and require the student to immediately vacate the University Housing Facility for the following reasons: (1) Failure to pay any payments or charges by the required date; (2) Official University disciplinary action requiring removal of the student from University Housing; (3) Failure to be registered for and attending the required number of credit hours; (4) Violation of University Housing Facility or University policy, rules or regulations, including but not limited to, the regulations set out in the 2027-2028 University Housing Residence Handbook available by August 15, 2027 at http://housing.uark.edu and/or the 2027-2028 University Student Handbook, which are fully incorporated herein by reference; (5) Failure to maintain the Student Assignment in a safe and sanitary condition; (6) Violation of the terms of this contract; (7) An emergency or casualty; or (8) If the student is a safety threat to himself or herself or to others.

B. The University may cancel or terminate this contract for convenience for any reason, by giving the student thirty (30) days' notice. Notice shall be deemed sufficient when it is deposited in the US mail and addressed to the student's campus address and/or permanent address on record with the University.

C. The University may cancel or terminate this contract when admission to the University has been cancelled or admission application withdrawn.

D. Failure to vacate any University Housing Facility or Student Assignment upon notice of termination of the contract by the University or the expiration of the contract period ("holding over") is prohibited and will result in double rent charges for the period of time that the student

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remains in the assigned space after the contract has been terminated or expired. The student waives all statutory rights of ejectment.

E. Contracts of non-freshmen who do not check-in to their assignment by 5:00 p.m. on the first day of classes may be cancelled.

F. Contracts of students covered by the on-campus residency requirement who do not check-in to their assignment by 5:00 p.m. on the first day of classes will be cancelled only if the student no longer meets eligibility requirements (see Section I.) Contracts of students covered by the on-campus residency requirement who do not check-in to their assignment by 5:00 p.m. on the first day of classes who still meet eligibility requirements will not be cancelled and the contractee may be held responsible for all contract charges.

VII. Casualty or Emergency

A. All reasonable efforts are made to protect University Housing Facilities and residents from fire, theft, or other major casualty. However, the University is not responsible for loss or damage to students' personal property for any cause or reason. Moreover, the University is not responsible for any injuries, including but not limited to death to residents or guests, or damage to their property that may result from misuse of the premises or arising from any act that violates this contract or University policy. Students are strongly encouraged to obtain renters' insurance to insure their property.

B. If the Student's Assignment should become uninhabitable due to fire or other casualty, the University will attempt to relocate the student in a University Housing assignment if available. If the University is unable to relocate the student to other University Housing assignments, then the University may terminate this agreement.

C. The University shall not be responsible for any failure to provide housing or meals in the event conditions arise which are not wholly within its control (i.e., acts of God, fire, strike, public health emergencies, lockouts, terrorism, riots, etc.).

VIII. Abandonment of Personal Property

Personal property left in a Student Assignment or storage area after the resident has moved out, whether by proper checkout or improper checkout, shall be deemed to have been abandoned and will be removed and disposed of at the contractee's expense. The University shall not be responsible or liable for any losses or damages to any property deemed abandoned.

IX. Signs

Signs are subject to all published University policies; in particular, signs of an advertising or commercial nature may not be displayed in any window or exterior surface of the Student Assignment, University Housing Facility, or other locations.

X. Pets

Except as required by law, and in accordance with University policy, all pets (for example: dogs, cats, birds, rodents, reptiles) are prohibited from University Housing Facilities. Small, harmless fish are permitted, but these must be removed from the facility during breaks and at the end of the contract

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period. Guests may not bring cats, dogs, or other pets into Housing Facilities while visiting. Strays should not be encouraged to remain in the area. Any animal found in the area will be presumed to be a stray and may be removed. Failure to adhere to this provision may result in immediate termination of the Housing contract and the student is responsible for all charges for the remainder of the Academic Year.

XI. Right of Entry

A. Students have a reasonable right of privacy in their assigned room and their belongings. However, University Housing Facilities, rooms, and Student Assignments may be entered by University officials or staff in cases of emergency, for maintenance, pest control, safety inspection, or when University officials have reasonable grounds to believe that a student may be violating University policy, University regulations, or the law.

B. In order to provide better health standards in University Housing Facilities, the University takes periodic pest control measures. Residents will be notified when regular spraying, fogging, or other treatment of Student Assignments will occur, and the University reserves the right to exercise its Right of Entry in such cases.

C. Requests for maintenance made by residents for work or repairs in their Student Assignment grant University personnel the Right of Entry without notification to the resident.

D. Health/safety or conduct violations may result in administrative charges, action and/or the termination of the University Housing contract. Violations also may be reported to law enforcement authorities for appropriate action.

XII. Guests

Residents are responsible for the behavior of their guests. The University reserves the right to restrict the number of nights any non-resident may spend as an overnight guest in any University Housing Facility. University Housing reserves the right to restrict access by guests who have violated University policy and/or present a threat to the safety or security of facility residents. All applicable policies regarding guests must be adhered to. (See Hall Visitation in the 2027-2028 University Housing Student Handbook).

XIII. Residence Hall Leadership

All residents are members of the residential student association known as the Residence Hall Association (RHA). Through its hall leadership structure (known as Lead Hogs), each residence hall is responsible for developing amenities, experiences, and supplemental policies and regulations pertaining to the behavior of students living in that hall, subject to other University policies and with the approval of University Housing. All residence hall residents are subject to the approved policies and regulations adopted by these organizations.

XIV. Signature

A. By signing this contract by entering the digital pin into the online contracting website, I am hereby contracting with University Housing for the 2027-2028 Academic Year. I understand that

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the contract term begins when my assigned hall is designated for official opening prior to the first day of classes in the fall semester and ends 24 hours after the completion of the last final exam (noon on the Sunday following final exams for graduating seniors (December 19, 2027 for Fall and May 14, 2028 for Spring) in accordance with Section II.

B. My signature indicates that I have read and understand all the terms and conditions of this Academic Year contract (including Sections I – XIII) and agree to comply with them. I also understand that this is a legally binding contract. I understand that a Two Hundred Forty-two Dollar ($242) Advance Payment is required at the time I submit my contract and that if I cancel this contract, I am forfeiting part or all the Advance Payment in accordance with the terms of this contract. In addition, I understand that if this contract is cancelled after occupancy due to withdrawal from the University, I may be responsible for room and applicable meal charges for the remainder of the term.

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