I. GENERAL TERMS:
   A. University Housing (“Housing”) agrees to furnish to the student a housing space in Wolf Ridge based on availability.
   B. Housing reserves the right to modify any provision of this Agreement when necessary to efficiently and effectively operate the University Housing program. The provisions of this Agreement are severable, and in the event that any provision of this Agreement shall be determined to be legally unenforceable, other provisions shall remain in force.

II. ELIGIBILITY:
   A. Priority for on-campus housing shall be given first to full-time, matriculated, degree seeking NC State students with a classification of sophomore, junior, senior or graduate student at time of move-in. To qualify, Undergraduate students must be enrolled for a minimum of twelve (12) credit hours during both fall and spring terms. Graduate students must be enrolled for a minimum of nine (9) credit hours during both fall and spring terms.
   B. Non-degree seeking or part-time students working toward a degree may be housed after full-time, degree seeking students, based on available space.
   C. Students desiring to live on campus who do not meet the required minimum credit hours must complete a Waiver. The Waiver request will be reviewed by the Assignments Office and the student will be notified of the outcome by email.
   D. University Housing may, at its discretion, deny on-campus housing to students who have been charged or convicted of a felony if it appears the student has a personal history presenting an unacceptable risk to the residential community.
   E. NC STATE welcomes all persons regardless of sexual orientation, age, veteran status, color, disability, national origin or ancestry.

III. PERIOD OF AGREEMENT: Wolf Ridge operates on a full year schedule, which includes the fall, spring and both summer academic terms, beginning August 1, 2013 through July 31, 2014 (“Term”). Residents electing not to renew the Agreement for 2014-2015 shall vacate Wolf Ridge no later than July 14, 2014. Residents renewing this Agreement for 2014-2015 may remain uninterrupted in their assignment and must adhere to the Transition process described in Section IV of this Agreement.

IV. TRANSITION: Residents living in Wolf Ridge during the summer 2013 term that have renewed the Agreement for 2014-2015 may have an assignment in a different Wolf Ridge apartment for 2014-2015. In the event a move is necessary, residents have 48 hours from the time they are notified of their 2014-2015 assignment to complete the move and check-out process. Residents must follow all Wolf Ridge move-in and check-out guidelines.

V. UTILITIES:
   A. Rent includes all utilities except ResNet and Cable services.
   B. Failure of utility services shall neither render University liable for inconvenience to students nor damage to property, nor reduce room rents, nor relieve students of obligations under the Agreement.

VI. CHARGES AND PAYMENTS:
   A. The full year rent for 2013-2014 is billed in advance by academic term: July (fall term), November (spring term), May (summer I term), and June (summer II term). Rents are subject to change annually.
   B. Housing rent is billed by the University Cashier’s Office for each term. Payments must be made in accordance with Cashier’s Office deadlines.
   C. The student's signature on an Apartment Condition Report on the day of check-in establishes the acceptance of the condition of the apartment/room and contents at the time of occupancy and, therefore, becomes the standard for the condition of the apartment/room at the termination of occupancy. The student is liable for the condition of the apartment and room furnishings that are assigned to him/her and shall reimburse Housing for all damage to or loss of these accommodations and furnishings, which is not the result of ordinary wear and tear. Students of an apartment/floor may also be required to share in the expense of repair or replacement of any property or cleaning in areas commonly used by the students. Housing shall assess charges against the student and he/she agrees to pay such damages to the University upon demand. Housing shall determine the amount of such loss or damage, selection of repair method, and scheduling of repair, at its sole discretion.
   D. Keys remain the property of the University and must be returned upon check-out. Failure to return keys shall result in charges to the student’s University account in the Cashier’s Office to cover the replacement of said property.

VII. WOLF RIDGE AT CENTENNIAL STANDARDS:
   A. Wolf Ridge facilities are reserved for the exclusive use of residents, invited guests and authorized University personnel. Residents are responsible for upholding University policies and rules and Housing guidelines, and shall be held responsible for the behavior of their guests.
   B. Students shall not conduct a business, sales or fundraising endeavors in residential facilities except as allowed under the University Solicitation regulation. See Policies, Regulations, and Rules (PRRs) at http://www.ncsu.edu/policies/finance/facilities/REG07.25.12.php.
   C. University Housing community standards and guidelines are published on the Housing website at www.ncsu.edu/housing. Resident compliance with these guidelines is a condition of this Agreement. Failure to adhere to the written instructions from Housing Conduct Board actions, or to comply with the reasonable directives of University officials acting in the performance of their duties, may be deemed a violation of Housing guidelines. Housing may make changes in its guidelines, as deemed necessary, in the interest of health, safety, discipline or educational purposes, and residents shall abide by such changes in policies.
VIII. TERMINATION BY THE RESIDENT:
Resident may terminate this Agreement by completing the online Pending Cancellation Form. Cancellations processed through other University offices are not valid. Appropriate termination charges shall be assessed.
A. Daily charges are calculated by dividing the room cost by the number of days (first day of check-in through the end of the Agreement Term) per academic term (fall, spring, summer I and summer II).
B. Residents evicted from University Housing shall be responsible for payment of the room rent for the entire term in which the eviction occurred.
C. If a resident terminates this Agreement for one of the following reasons: Co-op, National Student Exchange, International Student Exchange Program, non-registered, official withdrawals, or academic suspensions, the resident only pays daily charges.
D. Residents graduating during the Term of the Agreement are exempt from termination charges.
E. Residents terminating early in order to move to Greek Village are charged three hundred dollars ($300) plus daily charges.
F. Registered Resident Fall Cancellation:
1. Residents who cancel between the Room Selection Process (February) and May 15, 2013 shall be charged three hundred dollars ($300).
2. Residents who cancel between May 16, 2013 and July 1, 2013 shall be charged twenty-five percent (25%) of the fall rent.
3. Residents who cancel between July 1, 2013 and July 31, 2013 shall be charged fifty percent (50%) of the fall rent.
4. Residents who cancel at the start of the Term of this Agreement, August 1, 2013 shall be charged 50% of the remaining rent on the full Term of the Agreement plus daily charges.
F. Registered Resident Spring Cancellation:
1. New incoming residents for the spring term who cancel by December 1st shall be charged 50% of the spring rent.
2. New incoming residents for the spring term who cancel beginning December 2nd shall be charged fifty percent (50%) of the remaining Term of the Agreement (spring and summer).
G. University Housing in the same condition, including general cleanliness, as it was at the beginning of the term of occupancy, ordinary wear and tear excepted.

IX. TERMINATION BY THE UNIVERSITY:
A. University reserves the right to terminate this Agreement and take possession of the room at any time for violations of the Agreement, Guidelines and Standards (Housing Website), University Code of Student Conduct, health, safety, discipline, academic deficiency, disciplinary suspension or dismissal, or when Resident exhibits disruptive behavior. Upon Resident's default of any other terms of this Agreement, the University shall deliver notice of termination of Resident's occupancy and allow a minimum of twelve (12) hours and a maximum of forty-eight (48) hours to vacate and check-out. Resident shall be responsible for any applicable termination charges.
B. Resident shall be held responsible for the conduct of anyone he/she invites or permits to enter the Wolf Ridge grounds or building in all matters affecting this Agreement. Any violation of the provisions of this Agreement by such a person shall be attributed to Resident and may be grounds for termination of this Agreement.
C. University Housing has zero tolerance for illegal drug use in any campus residential facility. Possession of illegal drugs, drug paraphernalia, etc., is in direct violation of University's residential community standards. Alleged drug violations shall normally result in interim eviction and Resident shall be responsible for the room cost during the period of interim eviction. Any Resident found guilty of possessing or using illegal drugs shall normally be evicted from University Housing and shall be responsible for payment of the entire Term.

X. ACADEMIC SUSPENSION: Upon notification from Registration and Records that Resident is academically suspended, University Housing shall contact Resident by phone and email. Resident shall have three (3) business days to inform the Housing Assignments’ Office of any grade changes, errors, or other issues that provide rationale for reinstatement to register for the specified term. Residents who fail to respond by the deadline shall have their current and future housing applications canceled. Appropriate termination charges shall apply. Residents who miss the deadline to notify the Assignments’ Office may request to have their application activated and placed on the wait list. Residents on the wait list may be assigned based on available space.

XI. ASSIGNMENT AND USE OF SPACE:
A. In accordance with state and federal laws, no discrimination in contracting or assignments is made on the basis of race, gender, religion, age, veteran status, color, disability, national origin or ancestry. University welcomes all persons regardless of sexual orientation.
B. Apartments shall be occupied only by the person(s) assigned to them by Housing.
C. Personal Residence: Resident is to use and occupy the assigned space exclusively as a personal residence for him/herself and for no other purpose except as may be permitted by University in advance, in writing. Resident shall not occupy or reside in any space other than his/her assigned apartment except for customary use of the common areas.
D. Housing may move residents for consolidation, disciplinary action, a facility failure or for other reasons, in response to unforeseen circumstances.
E. Right of Occupancy: Housing shall provide Resident with a space in Wolf Ridge based on availability. This Agreement shall not give Resident a right to any specific space, building, roommate or type of accommodation by this Agreement.
F. Right of Entry: University reserves the right to enter resident apartments for the following reasons: to take inventory, fire protection, sanitation, safety, maintenance, rule enforcement, inspection, improvement or repairs, to evaluate conditions that could affect the health or safety of residents, or controlling the apartments in the event of an epidemic or emergency, or for any other purpose in accordance with University policy. Resident is not required to be present at the time of inspection or other entries described above. Inspections shall occur at least once a term.
G. Apartment Changes: An apartment change may not be made without written approval from University Housing and is predicated upon the space available, date and time of request, and the grounds and need for the transfer.
H. Cleanliness: Resident agrees to maintain the premises in a clean and sanitary condition and to return the apartment back to University Housing in the same condition, including general cleanliness, as it was at the beginning of the term of occupancy, ordinary wear and tear excepted.
I. Residents shall not conduct a business, sales or fundraising endeavor in University Housing facilities except as allowed under the University Solicitation regulation http://www.ncsu.edu/policies/finance/facilities/REG07.25.12.php.

XII. SUBLETTING
Residents of Wolf Ridge are permitted to sublet their apartments for the summer period (May 12, 2014 through July 31, 2014) with prior written approval by University Housing. Residents may only sublet to current NC State students who would otherwise be eligible to live in Wolf Ridge. Students who are approved for a sublet shall be charged the remaining balance of the original Agreement holder’s Term or the balance thereof for occupying that assigned space. The subletting resident is responsible for any and all damages that may occur during the sublet period. Sublet Applications shall be available beginning in March.

XIII. MISCELLANEOUS:

A. University Housing has the discretion to waive any requirements of this Agreement. To request an exception, the student should obtain and complete a Waiver/Appeal Request from University Housing. The student shall be informed of the decision by email. Petitions of charges older than one academic year shall not be considered.

B. A qualified student with a disability who seeks a reasonable accommodation in housing must register with the Disability Services Office. The student should notify Housing by indicating the requested accommodation on his/her application or in a writing request to the Housing office. Once the information is received, it shall be reviewed with relevant University officials, as appropriate (e.g. Disability Services for Students, Student Health Services, the student’s academic advisor, etc.) and the student shall be informed of the decision in writing.

C. **Liability**: The University has no legal obligation to pay for, prevent or insure against injury to person(s) (including death), or loss or damage to items of personal property by fire, theft or another casualty which occurs in Wolf Ridge or on its grounds prior to, during, or subsequent to the period of this Agreement. Residents are encouraged to carry appropriate insurance to cover such losses.

D. The University reserves the right to make such rules as may be deemed appropriate or necessary for the safety, care and cleanliness of University property, and for securing the comfort and convenience of all residents.

University Housing
Raleigh, NC 27695-7315
Phone: (919) 515-2440
Fax: (919) 831-3542
Email: Housing@ncsu.edu
Homepage: http://www.ncsu.edu/housing