NC State University Housing
Wolf Ridge Apartments
2015-2016 Agreement

Please read this document carefully.

The Wolf Ridge at Centennial (“Wolf Ridge”) Apartment community is available for NC State sophomores, juniors, seniors and graduate students. The student indicates his/her acceptance of the terms of this Agreement via the student’s electronic signature on the Housing Application during the Web or Room Selection Process, which binds the student to this Agreement for the fall, spring, and both summer session terms. This Agreement is not a lease and is not governed by the North Carolina Landlord Tenant Act. NC State residence halls and apartments are located on land owned by the State of North Carolina.

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 FOR HOUSING:
A. Priority for housing is given 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 minimum credit hour requirement for eligibility must complete a waiver request. The waiver request may be granted at NC State’s sole discretion.
D. Housing is available for all eligible students regardless of age, color, disability, gender identity, genetic information, national origin, race, religion, sex, sexual orientation, or veteran status.
E. At its sole discretion, NC State may deny housing to students who have been charged with or convicted of a felony or if it appears the student has a personal history presenting an unacceptable risk to the safety or health of the residential community.

III. PERIOD OF AGREEMENT:
Wolf Ridge operates on a full year schedule, which includes two agreement types.

The term for residents residing in a 4-bedroom unit with a 9.5 month agreement, which includes the fall and spring academic terms, begins August 1, 2015 through May 15, 2016.

The term for residents with a 12 month agreement, which includes the fall, spring, and both summer academic terms, begins August 1, 2015 through July 31, 2016. Residents electing not to renew the Agreement for 2016-2017 shall vacate Wolf Ridge no later than July 17, 2016. Residents renewing this Agreement for 2016-2017 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 2016 term that have renewed the Agreement for 2016-2017 may have an assignment in a different Wolf Ridge apartment. In the event a move is necessary, residents have 48 hours from the time they are notified of their 2016-2017 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. A student's completion of an application to live in Wolf Ridge also binds the student to the ResNet internet service agreement and signifies that the student has received, read, and accepted all conditions, terms, and policies contained in the ResNet Agreement. By accepting a housing assignment, the student authorizes ResNet to charge the student's account for ResNet service. For additional information regarding ResNet, please refer to http://oit.ncsu.edu/resnet/terms-and-conditions.
C. Failure of utility services shall neither render the University liable for inconvenience to students nor damage to property, nor reduce housing costs, nor relieve students of obligations under this Agreement.

VI. CHARGES AND PAYMENTS:
A. The full year housing costs for 2015-2016 are billed in advance by academic term: July (fall term), November (spring term), May (summer I term), and June (summer II term). Housing costs are subject to change annually.
B. Housing costs are billed by the NC State Cashier's Office for each term. Payments must be made in accordance with Cashier's Office deadlines. Failure to make timely payment of housing costs may result in termination of this Agreement by NC State.
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 NC State for all damage to or loss of these accommodations and furnishings, ordinary wear and tear excepted. 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 NC State 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 NC State and must be returned upon check-out. Failure to return keys shall result in charges to the student to cover the cost of replacement.

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 endeavor in residential facilities except as allowed under the University Solicitation regulation. See http://policies.ncsu.edu/regulation/reg-07-25-12.
C. Community standards and guidelines are published on the University Housing website. Student compliance with these guidelines is a material term and condition of this Agreement. Failure to adhere to the written instructions from Disciplinary Conferences, Housing Conduct Board actions, or to comply with the reasonable directives of NC State officials may be deemed a violation of University Housing guidelines and grounds for termination of this Agreement. NC State may make changes in University Housing guidelines, as deemed necessary in its sole discretion, in the interest of health, safety, discipline or educational purposes, and students shall abide by such changes.

VIII. TERMINATION BY THE STUDENT:
Student 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 housing costs 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). There is no termination charge if a resident finds another student (not a current University Housing resident) who meets eligibility requirements to buy out the remainder of the Agreement.
B. The student pays only daily charges if this Agreement is cancelled for one of the following reasons: Co-op, National Student Exchange, International Student Exchange Program, non-registered, official withdrawals, or academic suspensions.
C. Students graduating during the Term of the Agreement are exempt from termination charges.
D. Students terminating early in order to move to Greek Village are charged daily charges.
E. Registered Student Fall Termination:
   1. Registered Student Fall Cancellation:
      a. Students terminating on or before May 15, 2015 will be charged three hundred dollars ($300).
      b. Students terminating between May 16, 2015 and June 30, 2015 will be charged twenty-five percent (25%) of the fall term housing costs.
c. Students terminating between July 1, 2015 and July 31, 2015 will be charged fifty percent (50%) of the fall term housing costs.

d. Students terminating on or after August 1, 2015 will be charged fifty percent (50%) of the remaining agreement housing costs plus daily charges.

   i. For 9.5 month agreements through May 15, 2016, the remaining term is the fall and spring terms.

   ii. For 12 month agreements, the remaining term is the fall, spring, Summer I, and Summer II terms.

F. Registered Student Spring Cancellation:

   1. Residents with a Fall 2015 assignment are bound by cancellation terms in section E.

   2. New incoming students for the spring term terminating prior to December 14, 2015 will be charged three hundred dollars ($300).

   3. New incoming students for the spring term terminating on or after December 15, 2015 will be charged fifty percent (50%) of the remaining Agreement housing costs plus daily charges.

G. Registered Student Summer Cancellation:

   1. New incoming students for the summer term terminating prior to the first day of check-in will be charged three hundred dollars ($150).

   2. New incoming students for the summer term terminating on or after the first day of check-in will be charged fifty percent (50%) of the remaining agreement housing costs plus daily charges.

IX. TERMINATION BY NC STATE:

   A. NC State reserves the right to terminate this Agreement and take possession of the room at any time for violation of this Agreement, applicable community standards, the Code of Student Conduct, and/or for reasons of order, health, safety, discipline, academic deficiency, disciplinary suspension or dismissal, or when the resident exhibits disruptive behavior. Upon Resident's default under this Agreement, NC State 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. Students whose Agreement has been terminated by NC State shall be responsible for payment of all housing costs associated for the term in which the violation occurred.

   C. 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.

   D. NC State has zero tolerance for illegal drug use in any campus residential facility. NC State may terminate this Agreement for any resident found responsible or guilty of possessing or using illegal drugs.

   E. NC State may terminate this Agreement on an interim basis, in which case the student shall be responsible for housing costs during the interim termination period. Students whose agreement is terminated on an interim basis must vacate the facility and surrender all keys, fobs, or other access devices.

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 missing 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. NC State makes assignments without regard to age, color, disability, gender identity, genetic information, national origin, race, religion, sex, sexual orientation, or veteran status.

   B. Apartments shall be occupied only by the student(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 NC State 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. NC State may move residents for consolidation, disciplinary action, facility failure, or for other reasons in response to unforeseen circumstances in its sole discretion.
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.

F. **Right of Entry:** NC State reserves the right to enter student rooms for the following reasons: to take inventory, fire protection, sanitation, safety, maintenance, rule enforcement, inspection, repairs, to evaluate conditions that could affect the health or safety of residents, to manage the rooms in the event of an emergency, or for any other purpose in accordance with law and/or NC State policy. The student is not required to be present at the time of entry.

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. **Deep Cleaning:** Wolf Ridge schedules an annual deep cleaning service for each apartment’s common space. This is a mandatory cleaning service for all apartments. Residents are required to prepare the apartment for cleaning in accordance with University Housing guidelines. Fees are applied for the cost of rescheduling and personnel time required to complete the service.

XIII. **GRADUATION:**

A. Residents graduating must vacate the day after graduation by 5:00pm as their affiliation with NC State ends.

B. Residents who wish to remain in Wolf Ridge after Graduation may do so after May Graduation only with the approval of University Housing under the following circumstances: Resident is (1) serving in a research capacity with an academic department, or (2) has an internship with a campus partner or local private company. Documentation satisfactory to University Housing must be received along with the request for housing accommodations post-graduation. Resident must register as a student intern with University Housing’s Conference and Guest Services office to make payment arrangements. Residents will continue to be bound by all University and Housing policies. Residents will be required to vacate on or before July 17, 2016.

XIV. **MISCELLANEOUS:**

A. NC State retains the discretion to waive any requirements of this Agreement. To request an exception, the student should complete a Waiver/Appeal Request from University Housing. The student will 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 written request to the Housing office. Once the information is received, it shall be reviewed with relevant NC State 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:** NC State 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. NC State reserves the right to make such rules as may be deemed appropriate or necessary for the safety, care and cleanliness of NC State property, and for securing the comfort and convenience of all residents.

E. Students who elect to transfer their resident assignment from one Campus Life Facility (Wolf Ridge, Wolf Village, Greek Village, ES King Village, Western Manor, Residence Hall) to another Campus Life Facility shall be bound to the applicable Agreement, community standards, and costs for the new assignment.

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