



AMERICAN UNIVERSITY
WASHINGTON, DC

Housing & Residence Life

11-Month License Agreement for the 2026-2027 Year

American University ("University") enters into this Housing & Residence Life License Agreement for the 2026-2027 Eleven Month Period ("License Agreement") with the student ("Student" or "Licensee") executing this License Agreement. The University and the Student may hereinafter be collectively referred to as the "Parties."

1. INTRODUCTION

The purpose of this License Agreement is to establish certain financial and other relationships between the University and the Student relating to the student's occupancy in any facility that the University may now or hereafter own, lease, or otherwise arrange to make available for student housing ("University Residence Hall/s") under the terms of the 11-Month License Agreement. The University Residence Halls include properties managed by University Housing & Residence Life ("HRL") to include any apartment buildings or residential property leased by the University and offered as student-housing.

This License Agreement shall constitute only a license and shall not be deemed to constitute a lease or to create or transfer any interest or a lien on real estate. It is the Parties' intent that this License Agreement constitutes a temporary revocable license agreement between the University, as licensor, and the Student, as licensee.

The University reserves the right to revoke, alter (including changes to room assignments), amend, or terminate this License Agreement at any time, when deemed appropriate, by providing notification to the Student at the American University email address on file with University Housing & Residence Life (hereinafter "HRL").

The University reserves the right to terminate this License Agreement at its discretion. The relationship between the University and the Student shall be subject to the terms and conditions in this License Agreement

The Student acknowledges that they will not be eligible for a refund of costs or fees if: (i) the University Residence Hall closes; (ii) access is restricted during the term; (iii) they elect to find housing elsewhere without approval, as outlined in section 11, "Cancellation," and section 12, "Termination;" or (iv) if the term of this License Agreement is adjusted.

All University rules, regulations, policies, and procedures referenced herein are an integral part of this License Agreement. This includes, but is not limited to, the University's Residence Hall Regulations, Student Conduct Code, and HRL websites. It is the Student's responsibility to become familiar with all provisions of this License Agreement and related University policies, which are located at: <https://www.american.edu/student-affairs/student-policies.cfm> and <https://www.american.edu/policies/>.

THIS AGREEMENT IS BINDING FOR THE 11-MONTH LICENSE PERIOD OF THE 2026-2027 YEAR AND CONSTITUTES AN OBLIGATION TO PAY THE UNIVERSITY FOR THE RIGHT OF OCCUPANCY IN THE UNIVERSITY RESIDENCE HALLS, WHERE 11-MONTH LICENSE AGREEMENTS ARE OFFERED.

Housing assignments are determined by the University subsequent to the submission of the Application. Electronic submission of the application information does not guarantee confirmation of a housing assignment.

2. ELIGIBILITY

Occupancy in University Residence Halls is open to all students enrolled in an on-campus graduate program at the University in good standing regardless of race, color, religion, national origin, sex, age, disability, marital status, personal appearance, sexual orientation, gender identity and expression, family responsibilities, political affiliation, source of income, matriculation, veteran status, an individual's genetic information, or any other protected characteristic under the laws of the United States of America and any applicable local laws and regulations. The Student shall be subject to all applicable policies and procedures established by the University.

3. TERM OF LICENSE AGREEMENT

This License Agreement is effective upon the University providing written notice to the Student that the Student has been assigned housing at the University for the 2026-2027 11-Month License period, as that term is defined below, and shall terminate on the last day of the 2026-2027 11-Month License Period unless cancelled or terminated earlier in accordance with this terms of this License Agreement. Exceptions will be made if the Student takes a University-approved leave of absence, as noted in Sections 11 and 12. Other exceptions to the term of the License Agreement may be made by HRL based on the individual circumstances. If a Student is dissatisfied with a decision made by HRL, the student may submit an appeal to the HLA Release Committee.

The Student's acceptance of the terms of this License Agreement and submission of the 2026-2027 11-Month License Agreement Housing Application does not guarantee the Student a space in University housing for the 2026-2027 Year. For the avoidance of doubt, the Student's acceptance of the terms of this License Agreement, submitting the 2026-2027 11-Month License Agreement Housing Application electronically, and then being assigned housing by the University for the 2026-2027 11-Month License Period enters the Student into a legally binding contract with the University.

4. **DATES OF OCCUPANCY:** The Student shall have a right of occupancy in and access to a space in an assigned University Residence Hall (hereinafter "Assigned Space"); shared use of student common facilities in the University Residence Hall in which the Assigned Space is located; and use of the bed, springs, mattress, desk, chair, drapes/blinds, and dresser ("Furnishings") to be furnished by the University. Occupancy shall mean the Student's acceptance of Assigned Space by officially checking into the University Residence Hall by following a prescribed timeline and process. Overall core dates of occupancy for the year will begin at 9:00 AM on Sunday, August 16, 2026, and conclude at Noon on Saturday, August 7, 2027, unless otherwise communicated by HRL.

- A. Move-In Fall Semester: The operational move-in dates will be provided at a later date through the HRL website.
- B. Move-Out: For all non-returning students, residence halls will close on the established concluding core date of occupancy. HRL reserves the right to approve only those requests for extended stays submitted through the University Housing Portal.
- C. Students wishing to remain past the core day of occupancy (established above) must submit a request in writing for an extension to HRL. HRL reserves the right to approve or deny such requests. Students given written permission by HRL to remain in housing past the core date of occupancy may be relocated to a temporary housing assignment until final checkout, and additional fees may apply. The University reserves the right to adjust any of the dates set forth in Section 4 at its sole discretion.

5. **PAYMENTS**

- A. In consideration for the assignment of a room in a University Residence Hall for the duration of 2026-2027 Year, the Student shall pay the University the appropriate charge for the specific room type as set forth in the University's published 2026-2027 Housing Rates <https://www.american.edu/student-affairs/housing/housing-rates.cfm>. Due to the nature of residential buildings, the University acknowledges that there may be variations on the overall size and shape between like units occupying the same number of students. No additional charge or credit will be assessed to the Student's account to accommodate for any size variations. Charges for student housing will appear on the Student's University student account. The Student's payment shall be made by the Student in their University student account as outlined by the AU Student Accounts department. Charges related to the University Residence Hall will be added to the Student Account upon confirmation of booking, and no later than one month prior to the due date. The Student agrees to be charged for services rendered under the terms of this License Agreement through their University student account.
- B. Charges for this license agreement begin and end in accordance with the core occupancy dates established above, not the specific check-in and check-out date of the Student. Students approved for early arrival or late departure may be charged an additional fee for these accommodations. The costs will be outlined in the application for the early arrival/late departure requests.

- C. Failure to pay for any charges assessed by the University under the terms of this License Agreement does not constitute cancellation of this License Agreement by the Student.
- D. If the Assigned Space is assigned to more than one student, each student shall be responsible for his or her own payment; but all shall be jointly and severally responsible for any damages to the Assigned Space beyond reasonable wear and tear, should repairs be required.
- E. A Student who occupies a room and then moves out prior to the semester ending, for reasons not considered in the approved list (leaves of absences, withdrawal, etc.), shall be responsible for the full cost of housing charges for the remainder of the established occupancy dates for this License Agreement.

6. GENERAL TERMS AND CONDITIONS

- A. The Student understands and agrees that this License Agreement is for space in the University Residence Halls and not for a specific room or building.
- B. The University reserves all rights concerning assignment, reassignment, and adjustments in the Student's Assigned Space as it may be considered necessary.
- C. Rooms in the University Residence Halls may only be occupied by the student(s) assigned to that particular space.
- D. The Student is prohibited from assigning their rights or responsibilities under this License Agreement to a third party.
- E. For reasons outside of the University's control, University Residence Halls may have modified operations during the License Agreement period. This means services such as housing, dining, maintenance, and other support services, may be provided using modified methods and/or become significantly limited. Resident Assistants may not be consistently available and on-campus staff, support, facilities and services may be limited and/or available only through online or remote access. University student health services may have limited capacity to treat the Student if they become ill. In addition, the Student acknowledges the risk of a *force majeure* event and the University's right to adapt services as dictated by the circumstances related to the *force majeure* event(s).
- F. The Student agrees to use the premises of the University Residence Hall in which the Assigned Space is located for residential and educational purposes in accordance with this License Agreement and the University's general policies. The Student will not house any guest(s) in a University Residence Hall, including lounges or other building public spaces. The Student's Assigned Space shall be used exclusively as residence hall lodging for study and living purposes by the Student and shall not be used as a salesroom, office, storage area, service

area, or for any commercial purposes. Soliciting, selling, or promoting any goods or services in the University Residence Halls is prohibited.

- G. The provisions of this Section 6 shall not prevent the University from reassigning, relicensing, or taking any other action permitted upon the termination of this License Agreement.
- H. Under normal conditions, no changes of room assignments will be made during the established term of the 11-Month License Agreement. Requests for change in room assignment will only be considered in instances where all other measures for resolution have been exhausted and will be changed only upon written authorization from HRL. Changes to approved room accommodations within University Residence Halls may involve a room type that is different from room accommodations originally assigned within University Residence Halls. Prior to any change in room assignment, HRL requires that the Student use good faith efforts to resolve any conflicts that may arise, including but not limited to meeting with building staff and engaging in a discussion or mediation with their roommate(s). Roommate assignments are made without regard to race, color, national origin, religion, or any other Protected Bases (as that term is defined in the University's Discrimination, Harassment, Retaliation, and Sexual Misconduct Policy and Grievance Procedures and available at <https://www.american.edu/policies/au-community/discrimination-and-non-title-ix-sexualmisconduct.cfm>).
- I. The University reserves all rights concerning any room assignment, reassignment and/or adjustment in accommodations it may consider necessary. The University reserves the right to consolidate student space as the University sees fit (consolidation refers to reassigning students without roommates together to create more space). The University further reserves the right to make room changes during the year as deemed necessary by HRL. The Student's occupancy in the University Residence Halls may require room sharing with one or more fellow students. The University reserves the right to assign the Student to temporary space, when necessary, and to reassign the Student to permanent space as it becomes available. If a vacancy occurs in the room the Student is assigned to, the Student must maintain the open space so that it is ready for a new occupant at any time. The Student agrees to provide a welcoming environment for his or her roommate(s) in the room and any newly assigned occupant. In instances where a student is found to have intentionally created or repeatedly created an unwelcome environment, engagement with Housing and Residence Life staff will occur, followed by referral to the Office of Student Accountability & Restorative Practices for a violation of the Student Code of Conduct, if necessary.
- J. The University reserves the right to temporarily or permanently reassign a Student to another housing space due to issues including, but not limited to, facilities-related issues, pest management, maintenance, health and safety needs, or emergencies. Such relocations do not entitle the Student to a refund, reduction in housing charges, or compensation for disruption or inconvenience. No provisions in this License Agreement prevent the University from reassigning, re-licensing, or taking any other action permitted on termination of this License Agreement.

- K. The Student's failure to occupy an assigned space by 5 p.m. on the first day of classes could result in the reassignment of the room to another student unless the Student sends an advance written request for an extension of the arrival period and such request is granted in writing by HRL. If the Student fails to occupy the room assignment by the first day of classes, the student may be subject to housing cancellation fees.
- L. The University does not insure the Student's personal property. The University disclaims all liability and shall have no responsibility for any theft, damage, destruction, loss, etc., of any personal property including, but not limited to, money, valuables, equipment or any personal property whatsoever belonging to or in the custody of the Student, whether caused by an intentional or negligent act, failure to act, natural causes, fire or other casualty. The University shall have no liability for the failure or interruption of utilities or from conditions resulting from failure or interruption of the same. For the purposes of the 11-Month License Agreement for the 2026-2027 Year, the University requires the Student to obtain personal property insurance, commonly known as Renter's Insurance, or have their parent's/guardian's insurance policy extended to include his or her personal property in the University Residence Hall.
- M. The Student agrees to provide all personal contact and emergency contact information in the University's central database and University Housing Portal and update such information when and if it changes.
- N. The University may take photographs and video of the Student and/or the University Residence Halls during events held throughout the year in the University Residence Halls, which may be utilized in University marketing and communication materials. In the event a Student objects to taking a photograph or participating in video filmed at the University Residence Hall, the Student shall immediately notify the event coordinator prior to the event.
- O. Consent to Release Records. Each student has the right to their information. The Family Educational Rights and Privacy Act ("FERPA") protects the confidentiality of student education records ("Education Records") and provides that American University may only release these records to third parties with prior written consent of the Student or as otherwise permitted by law (as outlined in the University's Confidentiality of Student Records Policy available at <https://www.american.edu/policies/students/confidentiality-of-student-records-policy-ferpa.cfm>). If the Student desires a 3rd party to discuss housing related information, the Student will need to have completed the Housing & Residence Life FERPA form, which is available through the University Housing Portal.
- P. Courier and Delivery Services: HRL and the University are not responsible for receiving, holding, or delivering any items, packages, or materials for Students, including but not limited to food deliveries, floral arrangements, groceries, perishable items, or personal shipments. Couriers and delivery services will be directed to contact the Student directly to arrange receipt. HRL is not liable for loss, theft, spoilage, or damage of any delivered items. Any items left unattended, unclaimed, or improperly delivered may be discarded or donated at the University's discretion, without notice or compensation to the Student.

7. **CONDITION OF THE PREMISES**

- A. The University agrees to use reasonable efforts to provide, and the Student agrees to use reasonable efforts to maintain, the Assigned Space and all public areas in and around the Assigned Space and accessible to the Student in a clean, safe and sanitary condition.
- B. The Student shall report any damages to the Assigned Space and/or the Furnishings to HRL as soon as possible. The Student agrees and is responsible for documenting any damages within 24 hours of occupancy on the Room Inventory Form (RIF). Upon occupancy, the Student shall be responsible for reasonable care of the room and the furniture contained therein and shall report any damages to the room and/or furniture as soon as possible.
- C. The Student shall not: (i) make any material alterations to the Assigned Space or the University Residence Hall in which the Assigned Space is located without express written permission from HRL staff; (ii) paint the Assigned Space; (iii) damage, nor permit the damage of, any part of the Assigned Space or the University Residence Hall in which the Assigned Space is located; (iv) do, or permit the doing of, anything on the University's campus that constitutes a fire hazard; or (v) permit the accumulation of waste and refuse within the Assigned Space or the University Residence Hall in which the Assigned Space is located. Violation of these terms and conditions by the Student may be considered a sufficient reason for disciplinary action, including dismissal from the University Residence Halls.
- D. The Student agrees that they will be provided a key fob for accessing the Assigned Space and the University Residence Halls. Should a replacement key fob be needed, the Student shall notify the in-building concierge, as well as HRL, immediately, and shall pay a \$50 replacement fee for each replaced key fob.
- E. When leaving the University Residence Halls at the end of the License Agreement period or when terminating housing during the License Agreement period, the Student agrees to follow the prescribed check-out procedures. The Student further agrees that, if they intend to leave the University Residence Hall permanently, the Student will notify HRL by submitting a housing cancellation form at least 48 hours prior to leaving University premises. HRL may assess a \$250 improper checkout fee to the Student's account for failing to follow the prescribed checkout procedures.
- F. Upon termination of this License Agreement, the Student shall leave the Assigned Space, its equipment, and the Furnishings in as good order and condition as the same were in upon commencement of the Student's occupancy, reasonable wear and tear excepted. If damage to the Assigned Space or loss/damage of the Furnishings occurs, the Student will be billed for repair or replacement costs.
- G. In the event of willful damage to the common areas located in the vicinity of the Student's Assigned Space (and/or to the furnishings and facilities located therein), and in the event the

responsible individuals of such damage cannot be identified, all residents served by the common area will be assessed for such repair and/or damage costs.

8. DAMAGES, REPAIRS AND CHARGES

The following examples are some of the commonly billed damages found in resident rooms. With a bit of care, residents can avoid all of these!

- Tape marks on the walls/doors/windows/ceilings
- Decals/stickers or residue from such
- Missing/damaged furniture and signage (including scratches, dents, and gouges)
- Carpet, trash or recycling items left in room
- Missing/broken ceiling tiles
- Holes in or missing screens
- Excessively bent/damaged window blinds
- Dismantled or damaged room smoke detectors

A. Damage Charges will be assessed at or after the time of checkout from a room/building. These damages charges will be assessed to the Student's account. A list of charges at <https://www.american.edu/student-affairs/housing/policies-procedures.cfm> represents the minimum charge amounts that may be applied to a student's account upon inspection.

B. Community Damages. Our expectation of all community members is that they will respect the community grounds, buildings and furnishings. If extensive vandalism occurs and no one is identified as specifically responsible, Community Damages may be assessed. If damage to residence hall facilities occurs and it is possible and appropriate to assign responsibility for the damage, the cost of repairs is charged to the individual or group. Housing reserves the right to bill a floor or hall for repetitive or excessive cases of common area damage. See previous section for damage billing amounts.

9. MAINTENANCE OF THE PREMISES, ACCESS, AND UTILITIES

A. The University shall provide for general maintenance and upkeep of the University Residence Halls, including the cleaning of common areas at scheduled times. The Student shall inform HRL or Facilities Management staff of any special maintenance or repairs required. Submission of a maintenance or repair request waives the notice required for entry into the space. General maintenance and repair work shall be performed at reasonable times. Facilities Management or HRL will perform maintenance and repairs as quickly as possible.

B. To ensure that the Assigned Space is being cared for properly, the University shall have the right, after first having given reasonable notice in writing, to enter and inspect the Assigned Space from time to time. Inspections shall be performed at reasonable times, except in case of an emergency. Inspections may occur when the Student is not present. Inspections shall be made by the University's authorized agents and employees.

- C. In exigent circumstances, University staff may also access the premises and conduct an administrative search, with or without the Student's permission, when there is reason to believe that a violation of law or University policies, procedures, or regulations has occurred or there exists a potential threat to the health and/or safety of the Student or the American University community.
- D. The University may maintain limited common cooking facilities within the University Residence Halls (provided, however, that the Student maintains sanitary conditions), and laundry facilities for the Student's use. The University shall provide the University Residence Halls with electricity, heat during cold seasons, cooling during warm seasons, hot and cold water, and shared sanitary facilities. The University shall have no liability for failure or interruption of utilities if and when such failures are caused by accidents, health or medical emergencies, epidemics, pandemics, governmental regulations, riots, strikes, shortages, or another condition beyond the University's control.
- E. The Student shall save and hold harmless, indemnify and defend the University, its trustees, officers, employees, and agents from and against any liability to the Student or any invitees and guests of the Student resulting from any property damage or personal injury occurring in the University Residence Halls, except where such property damage or personal injury is the result of the University's gross negligence.
- F. The University shall be responsible for the maintenance of life safety equipment in the University Residence Halls. Such equipment shall include all sprinkler systems, hardwired smoke detectors and heat detectors, fire alarms, indicators and pull stations, and fire extinguishers. Altering or tampering with any life safety equipment is strictly prohibited and may result in disciplinary action against the Student, up to and including removal from University Residence Halls.

10. UNIVERSITY REGULATIONS

- A. The Student shall conform and comply with all laws and regulations of the District of Columbia and the United States of America.
- B. The Student shall abide by all University policies, rules and regulations including, but not limited to, the Student Conduct Code, Honor Code for the Washington College of Law (applicable to Washington College of Law students), University Residence Hall Regulations and any other regulations adopted and published by any governing bodies recognized by the University within the University Residence Halls; and University regulations governing the use of alcohol, smoking and illegal drugs, guest and hall entry procedures and unauthorized animals; all of which are made a part hereof and specifically incorporated into this License Agreement. University policies are available at the website:
<http://www.american.edu/policies/>.

- C. In the event of a pandemic, epidemic or other health or safety emergency, the Student shall abide by any policies, rules, or restrictions adopted and published under University authority, including but not limited to, those related to:
- Restricted or limited access to University Residence Halls;
 - Personal conduct such as requirements related to Social Distancing and the use of masks and other health safety devices while in common areas;
 - University Required Vaccinations;
 - Allowing guests into University Residence Halls;
 - Medical testing or contact tracing requirements; and
 - Room Changes based upon a health emergency.
- D. The Student agrees to comply with all University rules, policies, and procedures related to Communicable Diseases, as they may be amended from time to time, during the term of this License Agreement and Addendum, including but not limited to, all requirements for protective masking/face covering, social distancing, testing, isolation, quarantine, and immunization. The Student further agrees to abide by the University's health and safety policies, complete any Communicable Disease response- or other health and safety-related training, and take reasonable precautions to prevent the spread of Communicable Diseases.
- E. The Student agrees not to bring or store any Prohibited Items (as that term is defined by HRL) in the University Residence Halls (see <https://www.american.edu/student-affairs/housing/packing.cfm>). Any Prohibited Items found during an inspection will be immediately confiscated and disposed of, without compensation or reimbursement to the Student. The Student shall comply with all health and safety regulations, at all times. The health and safety inspections are not intended to be a substitute for the Student's compliance. Students may not refuse entry for scheduled or unannounced inspections, and refusal to do so is a violation of this License Agreement and may be grounds for termination of the License Agreement.
- F. By executing this License Agreement, the Student agrees to comply with all applicable federal and local public health laws, regulations, orders, and guidance related to Communicable Diseases, as may be amended from time to time during the term of this License Agreement and Addendum.
- G. Related to the possession and/or consumption of alcohol in the University Residence Halls, the Student agrees and acknowledges that:
- Alcohol is only allowed in a Student's living unit when all residents and guests of that living unit are 21 years of age or older;
 - Alcohol is prohibited in University Residence Hall common areas such as lounges, outdoor areas, hallways, and bathrooms;
 - Alcoholic beverages may not be delivered to University Residence Halls by mail or personal delivery by commercial businesses or suppliers; and
 - Quantities of alcoholic beverages permitted to be brought into or stored in any University Residence Hall are limited to reasonable amounts for the number of

students assigned to the living unit. Residents are prohibited from possessing, furnishing, consuming, or serving from a large volume or common sources of alcohol, including but not limited to kegs, beer balls, and punch bowls.

11. CANCELLATION

- A. Cancellation is defined as the termination of the Student's housing application or assignment.
- B. If the Student seeks to cancel a housing application or assignment, the Student must submit the appropriate HRL cancellation form. Notification in any format other than the HRL cancellation form or notice to other employees or departments within the University does not constitute proper notification of a housing cancellation.
- C. A returning student who applies for and receives a housing assignment for the 2026-2027 Year and subsequently cancels the housing assignment may be responsible for cancellation fees.
- i. If participating in an offered 11-Month License Agreement renewal for the following year, Students who confirm a space have until March 31, 2027 at 11:59 p.m. to cancel at no fee.
 - ii. Students who receive a housing assignment on or after April 1, 2027 have 72 hours to cancel at no fee.
 - iii. Cancellation Fee Schedule for 2026-2027 11-Month License Agreements. Students are subject to the following cancellation fees if the Student cancels their housing during the timeframes listed below and are outside of the 72-hour cancellation window.
 - May 1 through May 31: \$1,500.
 - June 1 through June 30: \$2,500.
 - August 1 Forward: No refund
 - Upon check-in for the fall housing assignment, the Student shall be responsible for the entire 11-Month License Agreement housing charges.
- D. Students who meet the below criteria may have their cancellation fee waived. If a Student is currently in-occupancy of the room, they will be charged a daily rate until approved and officially move out.
- Taking a University-approved leave of absence;
 - Having withdrawn from all classes;
 - Having transferred to another school.

12. TERMINATION

The University may terminate this License Agreement for the following reasons:

- A. The University, in its sole discretion, has made a determination that it is in its best interest to terminate this License Agreement.
- B. The Student ceases to be enrolled at the University.
- C. The Student violates any of the terms and conditions of this License Agreement or as a condition of a disciplinary sanction, the Student is prohibited from living in a University Residence Hall.
- D. The Student engages in behaviors, activities, or modes of living which, in the sole judgement of the Assistant Vice President of Finance & Administration or their designee, jeopardize the health and/or safety of others living in University Residence Halls.
- E. In the event this License Agreement is terminated in accordance with Sections 12(A) - (D) above, the Student shall be provided written notice from the University and the Student must vacate the Assigned Space on or before the effective date of termination ("Termination Date"). Should this License Agreement be terminated by the University in accordance with Sections 12(A) – (D), the Student may be refused future assignments of housing space in University Residence Halls. Upon the termination of this License Agreement, the University shall be entitled to immediate possession of the Assigned Space and may take any action necessary to secure possession, without notice of any kind to the Student. Any personal property left in the space by a Student shall be considered abandoned property and the University may either dispose of or store the Student's personal property, without any liability for any damages or loss. The Student may be charged for the cost of removal, storage or disposal of any abandoned property.
- F. Students may submit an appeal of a housing cancellation or termination charges according to the procedures outlined in the HRL website (<https://www.american.edu/student-affairs/housing/release-request.cfm>). Appeals will be reviewed by a committee at the appropriate time. Students are encouraged to wait until an on-campus housing termination appeal has been granted before executing an off-campus lease.
- G. Termination of this License Agreement due to behavioral or conduct reasons does not constitute withdrawal from the University, and all housing charges remain responsibility of the Student.
- H. If the Student fails to vacate the Assigned Space upon termination of the License Agreement, the Student will be deemed a trespasser and subject to all available remedies, including but not limited to, student disciplinary charges.
- I. The Student and the University agree that no month-to-month occupancy can occur after the termination date of the License Agreement.

- J. Students are advised to enroll in the tuition insurance plan to minimize financial losses should the Student suffer serious illness or accident and have to withdraw from the University before completion of the semester.

13. ASSUMPTION OF RISK

By choosing to reside in a University Residence Hall, the Student agrees and acknowledges that communal living involves inherent risks, including but not limited to illness, personal injury, death, property loss, theft, and risk arising from the actions or omissions of other residents, guests, or third parties. The Student understands and voluntarily accepts these risks and assumes full responsibility for their own health and safety. The Student further acknowledges that the University cannot eliminate all risk, including from contagious or communicable diseases, and may not be able to provide or guarantee health care or compensation for illness, injury, or other loss. The Student agrees that the University shall not be liable for any injury, damage, or loss to person or property arising from the acts or omissions of other residents, guests, or third parties, except where caused by the University's gross negligence or willful misconduct. The Student agrees that any legal claim for ordinary negligence related to housing will be barred, but this provision does not waive any rights to recovery for claims involving gross negligence or claims for which the University is not permitted under law to disclaim liability. The Student further agrees to abide by all University rules, housing policies, and recommended safety protocols.

14. ELECTRONIC SIGNATURE

The Student signing this License Agreement or application electronically shall be held responsible for following all of its terms and conditions. The Student acknowledges that they have read, understand, and agree to the terms and conditions of this License Agreement. The authentication procedures for the University's web portal or web application serve as an electronic signature for the Student. The Student agrees that this License Agreement may be electronically signed and that such signature is the same as a handwritten signature for the purposes of this License Agreement's validity, enforceability, and admissibility. The Student also understands that they may opt-out of signing this License Agreement electronically by contacting HRL.

15. ENTIRE AGREEMENT

This License Agreement represents the entire understanding between the Parties and supersedes all prior or contemporaneous oral or written understandings. No oral statement made by any HRL representative shall be considered a waiver or modification of any terms or conditions of this License Agreement.

16. GOVERNING LAW

This License Agreement shall be governed by the laws of the District of Columbia.

Electronic-Signature: _____ Date: _____

Printed Name: _____ AUID Number: _____