



AMERICAN UNIVERSITY
WASHINGTON, DC

Housing & Residence Life

License Agreement for the Academic Year 2026-2027

American University ("University") enters into this Housing & Residence Life License Agreement for the Academic Year 2026-2027 ("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 residence halls including any facility that the University may now or hereafter own, lease, or otherwise arrange to make available for student housing ("University Residence Halls"). The University Residence Halls include properties managed by AU Housing & Residence Life ("HRL") to include any apartment buildings or residential property leased by the University and offered as student-housing.

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. 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 AU email address on file with HRL.

The Student acknowledges that they will not be eligible for a refund of costs or fees if: 1) the University Residence Hall closes, 2) access is restricted during the term, 3) they elect to find housing elsewhere without approval, as outlined in section 11, "Cancellation," and section 12, "Termination," or 4) 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, University and HRL procedures, and other University policies are hereby incorporated into this License Agreement and are binding on all parties to this License Agreement. It is the Student's responsibility to become familiar with all provisions of this License Agreement and the University's related policies located at: <https://www.american.edu/student-affairs/student-policies.cfm> and <https://www.american.edu/policies/>.

THIS AGREEMENT IS BINDING FOR BOTH THE FALL AND SPRING SEMESTERS OF THE 2026-2027 ACADEMIC YEAR AND CONSTITUTES AN OBLIGATION TO PAY THE UNIVERSITY FOR THE RIGHT OF OCCUPANCY IN THE UNIVERSITY RESIDENCE HALLS.

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. No oral statement made by any HRL representative shall be considered a waiver or modification of any terms or conditions of this License Agreement.

2. ELIGIBILITY

Occupancy in University Residence Halls is open to all students enrolled in an on-campus undergraduate or 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 Academic Year, as that term is defined below, and shall terminate on the last day of the 2026-2027 Academic Year unless cancelled or terminated earlier in accordance with this terms of this License Agreement. Exceptions will be made if the Student participates in a University-approved Study Abroad or International Co-Op Program or 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 Academic Year Housing Application does not guarantee the Student a space in University housing for the 2026-2027 Academic Year. Accepting the terms of this License Agreement, submitting the 2026-2027 Academic Year Housing Application electronically, and then being assigned housing by the University for the 2026-2027 Academic Year enters the Student into a legally binding contract with the University.

4. DATES OF OCCUPANCY: Occupancy shall mean the Student's acceptance of assigned accommodations by officially checking into the University Residence Hall by following a prescribed timeline and process. Overall core dates of occupancy for the fall semester will begin at 9:00 AM on Saturday, August 29, 2026, and conclude at Noon on Sunday, December 20, 2026, unless otherwise communicated by Housing and Residence Life. Overall core dates of occupancy for the spring semester will begin at 9:00 AM on Saturday, January 9, 2027, and conclude at Noon on Thursday, May 6, 2027, unless otherwise communicated by Housing and Residence Life.

- A. Move-In Fall Semester: The move dates will be provided at a later date through the Housing and Residence Life website.
- B. Move-In Spring Semester: The move dates will be provided at a later date through the Housing and Residence Life website.
- C. Move-Out: For all non-graduating students, residence halls will close either 24 hours following their last in-person final exam or the established concluding core date of occupancy, whichever is first. Housing and Residence Life reserves the right to approve only those requests for extended stays submitted through the AU Housing Portal.
- D. Winter Break: All room assignments are inclusive of fall and spring break periods, however, the period between fall and spring semesters (winter break), is not included through this License Agreement. A limited number of residence halls may remain open over winter break for students needing housing during this period. If a student requires housing during the winter break, the request for such housing requires a separate application process. Additionally, there are associated charges for occupancy during winter break.
- E. Graduating Seniors: Fall semester checkout for Graduating Seniors is at Noon on Monday, December 21, 2026. All Graduating Seniors must request an extended stay through the AU Housing Portal.
- F. Graduating Seniors: Spring semester checkout for Graduating Seniors is at Noon on Sunday, May 9, 2027. All Graduating Seniors must request an extended stay through the AU Housing Portal.
- G. Students wishing to remain past the core date of occupancy for the spring semester (established above) must submit a request for an extended stay through the AU Housing Portal. HRL reserves the right to approve or deny such requests. Students given written permission by HRL to remain in housing past the official move-out date(s) should anticipate fewer staff and services (e.g., housing, dining, and maintenance) and may be relocated to a temporary housing assignment until final checkout.
- H. The University reserves the right to adjust any of the dates set forth in Section 4 at its sole discretion.

5. PAYMENTS

- 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. In consideration of the room assignment, the Student agrees to 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 account.
- B. Academic year (AY) 2026-2027 charges 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. Newly admitted students agree to pay a non-refundable enrollment deposit (“Deposit”) prior to entering into this License Agreement. The Deposit must be paid on or before the student applies for on-campus housing. Returning students will not be charged a Deposit but may be subject to cancellation charges as outlined in Sections 11 and 12.
- D. Failure to pay for housing charges does not constitute cancellation of this License Agreement by the Student.
- E. If the premises are 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 beyond reasonable wear and tear, should the premises need or require repairs.
- F. 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, study abroad, etc.), shall be responsible for the full cost of housing charges for the remainder of the academic year through the Spring 2027 semester.

6. GENERAL TERMS AND CONDITIONS

- A. For reasons outside of the University’s control, University Residence Halls may have modified operations during the 2026-2027 academic year. 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 becomes ill. 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).
- B. The Student agrees to use the premises for residential and educational purposes in accordance with this License Agreement and its general policies. The Student will not house any guest(s) in a University Residence Hall, including lounges or other building public spaces. The premises 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.
- C. 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.

- D. Only the Student may occupy the space assigned by the University. No assignment of rights or sublicensing shall be permitted under this License Agreement to a third party.
- E. The provisions of this Section 6 shall not prevent the University, however, from reassigning, relicensing, or taking any other action permitted upon the termination of this License Agreement under the provisions of Sections 11 and 12.
- F. Room assignments may be changed only upon written authorization from HRL. 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). Under normal conditions, no changes of room assignments will be made during the first three (3) weeks or last four (4) weeks of each semester. 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 and Non-Title IX Sexual Misconduct Policy and available at <https://www.american.edu/policies/au-community/discrimination-and-non-title-ix-sexualmisconduct.cfm>).
- G. 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.
- H. 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.

- I. 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.
- J. 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. The University encourages 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.
- K. The Student agrees to provide all personal contact and emergency contact information in the University's central database and AU Housing Portal and update such information when and if it changes.
- L. The Student is required to check in at the front desk at the start of every semester to confirm occupancy of the assigned University Residence Hall space.
- M. The University may take photographs and video of the Student and/or the premises 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.
- N. 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 an active Housing & Residence Life FERPA form, available through the AU Housing Portal.
- O. 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 premises and all public areas in and around the premises and accessible to the Student in a clean, safe and sanitary condition. Upon termination of this License Agreement, the Student agrees to leave the assigned room, its furnishings, and its equipment in as good an order and condition as they were upon commencement of the occupancy, reasonable wear and tear excepted. University housing staff members will conduct an inventory of furnishings and make an assessment of room damages, if any, to the responsible individual(s). Any personal property left in a room following the expiration or termination of the License Agreement shall be deemed abandoned, and may be immediately disposed of by the University, with no liability for such disposal. The Student may be charged for the cost of removal or disposal of any abandoned property.
- B. The Student shall make no alterations to the premises; shall not damage or permit damage to any part of the premises; shall not do anything that constitutes a fire or health hazard on the premises; and shall not permit the accumulation of waste and refuse within the premises. Violation of these terms and conditions by the Student may be the basis for disciplinary action, including, but not limited to, dismissal from the University Residence Halls and possibly, the University. Furniture may be rearranged within the room by the Student, but the Student shall not remove any university-provided furniture from the room.
- C. The Student agrees that they will be provided two uncharged lockouts per semester with any additional lockouts requests being charged a \$75 fee each request. If an ID Card is lost or stolen, the student must report the lost or stolen ID Card immediately to the One Card Office. A student's ID Card is their electronic entry to the residence halls and to other facilities and services on campus.
- D. When leaving the University Residence Halls at the end of the year or when terminating housing during the school year, 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 the premises. HRL may assess a \$250 improper checkout fee to the Student's account for failing to follow the prescribed checkout procedures.

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 premises, 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 proper upkeep of the premises by the Student, the University shall have the right, after first having given reasonable notice, to enter and/or inspect the premises at any time. Inspections shall be performed at reasonable times, whether or not the Student is present, except in case of an emergency.

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 AU 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 also provide to the University Residence Halls 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 to provide these services, if and when such failure may be due to accidents, health or medical emergencies, epidemics, pandemics, governmental regulations, riots, strikes, shortages, or another condition beyond the University's reasonable 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 for 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 a student, up to and including termination from housing.

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 to include, but not limited to, the Student Conduct Code, 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 inspections will be immediately confiscated and disposed of, without compensation or reimbursement to the Student. Each 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 Student 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 First-Year or Sophomore student who receives a housing assignment for the 2026-2027 Academic Year, and subsequently cancels the housing assignment without having been granted an exemption from the Residency Requirement shall be responsible for the housing charges for the fall and spring semesters of the 2026-2027 Academic Year.
- D. A Transfer student who is new to the University, applies for housing and receives an assignment for the fall or spring semester will forfeit the nonrefundable \$200 housing deposit if the Student subsequently cancels the housing assignment prior to occupancy.
- E. A Junior or Senior student who applies for and receives a housing assignment for the 2026-2027 Academic Year, and subsequently cancels the housing assignment may be responsible for cancellation fees.
- i. If participating in Returning Student Room Selection, students who select a space have until March 31, 2026 at 11:59 p.m. to cancel at no fee.
 - ii. Students who receive a housing assignment on or after April 1, 2026 have 72 hours to cancel at no fee.
 - iii. Cancellation Fee Schedule for Fall 2026. 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.
 - April 1 through April 30: \$1,000.
 - May 1 through May 31: \$1,500.
 - June 1 through June 30: \$2,000.
 - July 1 through July 31: \$2,500.
 - August 1 Forward: No refund for Fall Housing Room Cost
 - Upon check-in for the fall housing assignment, the Student shall be responsible for the entire Fall and Spring (Academic Year) housing charges.
- F. 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.
- Participating in an AU Abroad-approved study abroad program;
 - Taking an AU-approved leave of absence;
 - Having withdrawn from all classes;
 - Having graduated at the end of the fall semester and not attending in the spring semester; and/or
 - Having transferred to another school.

G. A current or returning Student (not new to the University for the spring semester, and not already living in on-campus housing during the Fall 2026 semester) not classified as a First-Year or Sophomore student (who are subject to the requirements listed in item C above) who applies for and receives a housing assignment for Spring 2027, and cancels after November 30, 2026, will be responsible for the following cancellation fees:

- Until November 30, 2026 at 11:59 p.m.: No fee.
- Between December 1, 2026, and December 15, 2026: \$1,000.
- Between December 16, 2026, and December 31, 2026: \$1,500.
- January 1, 2027 and forward: \$2,500.
- Upon check-in for the spring housing assignment, the Student shall be responsible for the entire Spring housing charges.
- A student-who receives a Spring 2027 housing assignment after December 1, 2026, will have 72 hours to submit a cancellation form. After 72 hours, the cancellation fee schedule described above will apply.

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 jeopardize the health and/or safety of others living in University Residence Halls.
- E. In the event the License Agreement is terminated in accordance with Sections 12(A) - (D) above, the student shall vacate the space on or before the effective date of termination ("Termination Date"). After the Termination Date, the University shall be entitled to immediate possession of the space and may take any action necessary to secure possession, without any further 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 liable for storage or disposal fees.
- 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. First-Year and Sophomore students who reside on campus as part of the Residency Requirement (as outlined in Section 11, item C) are not able to submit an HLA release in place of an exemption request.

- 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. A Student whose License Agreement has been terminated may be refused assignment of housing space at a later date.
- 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. DINING SERVICES: MEAL PLAN ENROLLMENT/CANCELLATION BASED ON HOUSING PLACEMENT

- A. All first- and second-year Students are required to enroll in a meal plan and are subject to the terms and conditions of the Meal Plan Agreement, incorporated here by reference. Enrollment in a meal plan is also required for specialty residential programs, including but not limited to, GAP and the Washington Semester Program.
- B. First- and second-year Students may cancel a meal plan only upon official exemption of the Residency Requirement. All other students may change or cancel a meal plan in accordance with the terms of the Meal Plan Agreement, incorporated here by reference.

14. 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.

15. 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.

16. ENTIRE AGREEMENT

This License Agreement represents the entire understanding between the parties and supersedes all prior or contemporaneous oral or written understandings.

17. GOVERNING LAW

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

Electronic-Signature: _____ Date: _____

Printed Name: _____ AUID Number: _____