1. CONDITIONS OF CONTRACT
   a) This is a binding agreement between Northern Arizona University and the student signing this agreement.
   b) The contracted resident agrees to pay the university those charges as prescribed by the Arizona Board of Regents for rent owed according to the terms of this contract. Traditionally, change in rent occurs August 1 of each year.
   c) Family housing is available only for registered students pursuing a degree, therefore, once the student is no longer registered, he or she agrees to vacate his or her residence within 48 hours. Students withdrawing from the university are eligible for a pro-rated refund.
   d) This contract is not transferable to any other persons, organization, or department of Northern Arizona University. Subletting arrangements of any kind are not permitted.
   e) If a member of the family other than the contracted resident is fulfilling the academic requirement, Housing and Residence Life must be informed of the changes in contracted residents.
   f) Only members of the immediate family (spouse and dependent children under 18 years of age) may live in the family housing unit. There is a maximum occupancy of 5 persons to a two bedroom apartment.
   g) A student's spouse and/or children must reside with the student at all times in order for the student to be eligible for family housing.
   h) The university reserves the right to limit occupancy to a maximum of four calendar years to any family.
   i) Accounts with a past due balance are subject to applicable late fees per University guidelines. Detailed information related to late fees and collection costs can be found at nau.edu/sdas.
   j) A continuing student’s residence hall application/contract may be terminated upon that student's failure to complete rent payments when due.

2. APPLICATION/CONTRACT REQUIREMENTS
   a) A $100 non-refundable application fee will be charged to the student account at the time the housing space is offered. This application fee must be paid in full for the application to be considered complete.
   b) Students currently living in NAU traditional student housing who apply for family housing will not be charged the application fee.
   c) The application/contract and application fee may be transferred to another semester using the original date of application prior to notification that an assignment will be given in the near future.

3. RENT PAYMENTS
   a) Residence is rented on a month to month basis and rent is due on the first day of each month. After approval by the Arizona Board of Regents, rates for room rent and dining charges will be available at nau.edu/reslife.
   b) All housing charges are posted to the student’s LOUIE account at nau.edu/louie. Payment must be made through Student and Departmental Account Services; information regarding all payment options is available at nau.edu/sdas.
   c) Financial aid recipients may have up to five months of rent deducted from their financial aid disbursement at the beginning of each award period.

4. CONDITIONS OF RESIDENCE
   a) Assignments will be made based on the date the application is received and space availability.
   b) Specific apartment assignments will be made according to family size and date of application. This contract is for space only and the university reserves the right to make changes in assignment when the university deems necessary.
   c) Assignments may be denied, changed, or cancelled by the university in the interest of health, safety, discipline, or maximum use of space.
   d) The university reserves the right to enter student residences to inspect for health, maintenance, repair, or safety purposes.
   e) For reasons of health and safety, pets, explosives, weapons, halogen lamps, and water furnishings are not permitted in student living units. Students are responsible for abiding by university fire and safety regulations.
   f) Residence and other buildings at NAU have been assumed or documented to contain asbestos in a variety of building materials. These materials do not pose any health risk as long as they remain undisturbed and are maintained in good condition. Students are prohibited from performing any activities that would disturb or damage existing building materials in resident buildings or rooms. For more information, contact Environmental Health and Safety at 928-525-6435.
   g) Lead Warning Statement: Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Review the federally approved pamphlet on lead poisoning prevention at www2.epa.gov/lead. Lessor’s Disclosure: The University has no knowledge and no records or reports pertaining to lead-based paint and/or lead-based paint hazards in University Housing.
   h) Each resident is responsible for keeping the residence clean and for preventing damage beyond reasonable wear to university property. Damage charges will be billed to the resident when damage occurs or after the resident checks out of the residence.
   i) The resident agrees to the Standards of Residence rules and regulations as printed in the Standards of Residence, the University Code of Conduct, the Student Disciplinary Procedures, and Family Housing publications can be found at nau.edu/reslife. Any information printed herein supersedes other printed publications.
   j) The university will not assume responsibility for the loss or damage of personal property of residents. Students are encouraged to obtain renter insurance.
   k) Parents are directly responsible for the supervision of their children in or around university premises.

5. MINIMUM REGISTRATION REQUIREMENTS
   a) The contracted resident must be enrolled for and carry to completion no less that twelve (12) academic hours for credit (nine (9) credit hours for graduate students) each semester during the academic year and a minimum of three (3) credit hours for the entire summer or be pre-registered for that following fall semester.
   b) The contracted resident agrees to vacate his or her resident within 48 hours of withdrawal from the university or change in academic status to part-time student.

6. INTENT TO VACATE
   a) The contracted resident must give thirty days written notice of intent to vacate by submitting an intent to vacate form to the Family Residence Hall Director. Failure to submit thirty days notice will result in the resident being charged a full thirty days rent.

7. CANCELLATION
   a) This contract is in effect upon space assignment in Housing and Residence Life. If a student has been notified of an available apartment and cannot take it, the option of transferring the application fee to a different semester will be offered. Cancellation of the application will occur after two transfers. The $100 application fee is non-refundable.

8. BREACH OF CONTRACT
   a) Violation of any contractual agreement with Housing and Residence Life may result in eviction, one month’s rent, or all of the above. Notice to vacate will be given in accordance with Arizona State Statutes.
   b) An appeal procedure exists to hear requests for exceptions to terms of this agreement. Specific information may be obtained from Housing and Residence Life.