

# Seton Hall University Summer Housing at Ora Manor

## TERMS AND CONDITIONS OF LICENSE

NAME:	STREET ADDRESS:
PHONE (H):	CITY/STATE/ZIP:
PHONE (W):	SS#:

Seton Hall University, herein called the University, shall provide the above named Licensee, herein called the Resident, with the use of a housing space. **The License commences on** (date) **and ends on** (date). The License may also be terminated upon the Resident's receipt of written notification **five (5) business days in advance** from the University of his/her removal and prohibition from the building.

Ora Manor consists of apartments containing two to three bedrooms. Most bedrooms are intended for two-person occupancy, but there is a limited number of rooms that are single occupancy. All participants must supply their own linens. Participants may have the opportunity to designate their preference of roommate. Both parties must request one another in order to be assigned together.

Total cost for the summer license period shall be **\$660.00 per person/month or \$28.00 per night**. **The balance is due in full with return of license agreement and is payable by check to Seton Hall University.** Once license has been signed, the resident may not change housing option. Your cancelled check will serve as confirmation of your room reservation.

The check in date is \_\_\_\_\_. Arrivals prior to that date cannot be accommodated. Please plan appropriately.

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Both parties must mutually request one another on their original license.

**The Resident Agrees:**

1. To arrive on \_\_\_\_\_ (date) between 9am and 5pm and to vacate on \_\_\_\_\_ (date) between 9am and 5pm. Failure to adhere to these times will result in a fee of \$50.
2. To be accountable within University Housing for all behavior.
3. To abide by the rules and regulations contained in this License as well as to abide by all Federal, State, and Local laws.
4. To reside in the assigned room and to vacate as required by the option selected and remove all personal property from the room or suite, when the License is terminated.
5. To abide by all regulations with regard to changing room assignments.
6. To assume all responsibility for personal belongings. The University does not assume responsibility for damage or loss to Resident's belongings, regardless of cause. This includes items left behind upon check out or terminal date of license.
7. To keep the room, suite and/or apartment clean and fit for habitation. The Resident will be responsible for all damages done to the furniture, appliances, plumbing, heating, air conditioning, and ventilation systems as a result of the Resident's neglect, regardless of whether the neglect was the committing of an act that caused the damage or the failure to do an act in order to prevent damages.
8. To avoid and refrain from the use, possession and sale of any and all narcotics or other controlled substances.
9. To conform to University policy regarding intoxicants and illegal drugs. Alcohol is not permitted anywhere in the residence halls.
10. To conduct his/her activities so as not to interfere with the quiet enjoyment of others. Quiet hours are 10 p.m. - 10 a.m. Sunday through Thursday and midnight - 10 a.m. Friday and Saturday.
11. To abide by the Guest & Visitation Policy and be accountable and responsible for the conduct of guests/visitors.
12. To abide by the policy that children under 15 years of age are NOT PERMITTED to stay overnight in any hall.

13. To abide by the policy that guests are permitted to stay overnight ONLY 2 days in a 1 week period. A week is defined as Saturday 11:59 pm to Sunday 12:01 am.
14. Not to allow any persons other than assigned roommates to live in the Room/Apartment.
15. Not to misuse, abuse or tamper with fire safety equipment, including extinguisher, smoke detectors, hoses or pull boxes. Residents are required to vacate the building promptly in the case of all fire alarms.
16. Not to smoke in any area of University housing. All areas are smoke-free.
17. To abide by all fire safety policies, to evacuate during EVERY alarm, and to follow the directions of building staff during alarms.
18. Candles, incense, and other flammable objects are not permitted anywhere inside of Ora Manor.
19. Not to loan room keys. Room keys may not be duplicated under any circumstance. Lost or stolen keys are to be reported immediately and will require a lock change, to be paid for by the resident.
20. Not to possess or use fireworks, dangerous chemicals, firearms or weapons at any time.
21. Not to have a refrigerator larger than 2 cubic ft or microwave larger than 1.5 cubic feet.
22. Not to remove or open window screens or to pass anything through the window, in either direction.
23. No pets are allowed into the residence hall.
24. To be aware that parking space at Ora Manor is limited and is thereby distributed on a first come, first serve basis. Parking passes must be obtained by the Resident from the Parking Services department located in Duffy Hall.
25. Ora Manor apartments contain a kitchen and dining set as well as cooking appliances including a stove, living room and furniture, bathroom, and bedroom facilities. The Resident is responsible for all additional supplies such as cooking and eating utensils, linens, lamps, and toiletries.

**The University:**

1. Reserves the right to enter a room for inspection of facilities: for health; safety and maintenance; for damage to space or equipment; and to uphold University policy.
2. **Shall not be liable for:** failure of water supply, electric current or heating/cooling system; presence of bugs, vermin or insects; the loss, damage or injury to a Resident, his/her guest or the property of any of them.
3. Agrees to exercise every reasonable caution to safeguard the health, safety, and property of each Resident and will make every good faith effort to repair **properly reported** defect or deficiency in the Residence Halls/Apartments.
4. Reserves the right to take appropriate disciplinary action, including immediate termination of the University
5. Housing License and immediate eviction from the University Housing for conduct which is found by the University, in its sole and absolute discretion, to be in violation of the University's rules, regulations, policy, and/or the University Housing License, or which is otherwise detrimental to the health, safety, and welfare of the Resident or others or disruptive of the housing environment.
6. Reserves the right, in its sole and absolute discretion, to move a resident to another room or remove a Resident from the University Housing and terminate the Housing License for: failure to meet financial obligations to the University; behavior not conducive to a living-learning environment, violation of the Terms and Conditions of the Housing License, posing a threat to the health, safety and/or welfare of the Resident or others in the Housing or University community; failure to remain in good standing with the University.
7. The Resident whose License is terminated is responsible for all financial obligations as stipulated in this License and is required to vacate the building within two calendar days, or as stated in writing by the University.

**LICENSE**

I hereby certify that the information, which I have provided, is true and accurate. I also certify that I have read and understand the Terms and Conditions of License. I agree to conduct myself at all times in compliance with University standards as detailed in the Terms and Conditions of License.

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Resident's Signature

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Date

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University Representative Signature

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Date