

TERMS AND CONDITIONS

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CHECKLIST

Read and understand the *Terms and Conditions* of residence

UNDER 18 YEARS OF AGE: Students under 18 years of age when applying for university housing must have their parent or guardian agree to the Terms and Conditions of residence during the online application process.

HOUSING OPTIONS/PREFERENCES: It is not possible to know whether the COVID-19 pandemic will result in changes to operations in student housing and residential life in Academic Year 2021-22. Consequently, we are not offering a housing guarantee. University does not promise or guarantee Student an assignment to any particular room or building in University Housing or any particular room/apartment in University Apartments.

LEGALLY BINDING CONTRACT: Once a student is assigned housing the housing application becomes a **legally binding contract** that is **valid for the entire 2021-22 academic year**.

CANCELLING HOUSING CONTRACT: Prior to taking residence, if your plans change and you are unable to live in the hotel program, you must return to **studenthousing.ucsc.edu** and cancel your application/contract.

- If a **wait list application** is cancelled prior to a space being assigned, student will not be billed for any portion of the advance housing fee.

- If a **confirmed contract/reserved housing space** is cancelled, student will be billed for the advance housing fee and additional late cancellation fees may also apply (see section VII for cancellation fee schedule).

After taking residence, requests for housing contract cancellation must be initiated through the housing office at your residential community. Moving out or turning in keys without official approval will not release you from your contractual obligation, and you will continue to be billed accordingly.

ACKNOWLEDGMENT AND ACCEPTANCE OF CONTRACT AND TERMS & CONDITIONS OF RESIDENCE

_____ Date

Contract Holder (Sign Name)

Student Identification Number : _____

Student Housing Services Campus Housing Office

104 Hahn Student Services Building
University of California, Santa Cruz
Santa Cruz, CA 95064

PHONE: (831) 459-2394
FAX: (831) 459-3665
E-MAIL: housing@ucsc.edu
WEB: housing.ucsc.edu

ONLINE HOUSING APPLICATION:
studenthousing.ucsc.edu

Disability-Related Housing Accommodation Needs: If you have documented disability-related housing needs you must **submit a Housing Accommodation Request form** in addition to completing the online housing application process. Visit drc.ucsc.edu or contact the *Disability Resource Center (DRC)* for information about medical documentation requirements. *Disability Resource Center* e-mail: drc@ucsc.edu, Phone: (831) 459-2089, TTY: (831) 459-4806

Release of Information (ROI): The disclosure of information from student records is governed by the federal *Family Educational Rights and Privacy Act (FERPA) of 1974*, as amended, and is intended to protect the student's right to privacy. Information regarding a student's housing/dining charges cannot be discussed or released to any third party, including a parent or legal guardian, without the student's consent. Student may authorize the *Campus Housing Office* to discuss financial information (housing and dining charges) with a third party (e.g., parent, legal guardian, etc.) by completing the Release of Information (ROI) authorization process (studenthousing.ucsc.edu).

This contract is an agreement between a University of California, Santa Cruz (UCSC) student, hereinafter called “Student,” and the Regents of the University of California, hereinafter called “University.” The following **terms and conditions are effective as of the date a housing space is assigned** in one of the following residence units under the jurisdiction of the University of California, Santa Cruz. This legally binding contract is valid for the entire academic year, and is non-transferable.

In the event the Student is reassigned to a residence unit under the jurisdiction of the University of California, Santa Cruz, all regulations of the University and the college or housing facility to which Student is assigned are incorporated into this contract by reference, and all Terms and Conditions of residence (housing.ucsc.edu/pdf/2021-22-tc-undergrad.pdf) are incorporated in this agreement.

Hotel Program – Room only contract

The **Hotel program** has multiple locations in Santa Cruz. Students live in single or double occupancy rooms with private bathroom.

I. Eligibility

Student must be a **regularly enrolled full-time registered undergraduate student** of the University of California, Santa Cruz. Other students may be housed by exception. However, the Student shall be obligated, whether a registered student or not, to pay University in accordance with the payment provisions of this contract for any services provided.

II. Term of Contract

The term of this contract is for the **entire 2021-22 academic year** (excluding winter break) commencing with the opening of the residence for the fall quarter, or subsequent quarter, and terminating at the end of the spring quarter. Due to the spread of the novel coronavirus, its threat to the health and safety of our community, and the evolving nature of this and future emergencies or health threats, the University may amend the terms of this agreement, including the schedule below, without notice to reduce spread or to comply with public health orders and guidance. The University may, upon thirty (30) days written notice, change any of the terms of this contract.

III. Period of Residence

A. **Schedule:** University will furnish Student with a university housing residence during the 2021-22 academic year according to the following schedule. Please note that dining service may be limited to carry-out/pick-up options only.

Fairfield Inn: The term of a the contract begins 3:00 p.m. on Sunday, January 2, 2022 and ends at 11:00 a.m. on June 15, 2022.

Hampton Inn: The term of a the contract begins 3:00 p.m. on Sunday, January 2, 2022 and ends at 11:00 a.m. on June 6, 2022. Students assigned to the Hampton Inn will be reassigned to another location on or before June 6, 2022, at the discretion of the university and provided housing until 11:00 am on June 10, 2022.

Inn at Pasatiempo: The term of a the contract begins 3:00 p.m. on Sunday, January 2, 2022 and ends at 11:00 a.m. on June 15, 2022.

Spring Break: The period of residence between winter and spring quarters is covered by this contract. Although there is no additional fee to remain in residence, Student may be required to submit a written request to remain in residence during any portion of the break period. Please note that dining service in the dining halls is available during this time at an additional cost. See dining.ucsc.edu for details.

B. **Failure to Take Occupancy:**

1. Students who have **not occupied their assigned space** by 5:00 p.m. one day prior to the first day of academic instruction or have not made arrangements with University for late arrival **will forfeit their reserved housing space**. See section III. A. for specific dates.
2. If the **Student fails to take occupancy**, and does not notify the University, in writing, prior to contract start date, the **University may continue to charge the Student**. Student shall be liable for payment of room and board fees until a replacement Student, if any, can be secured by the University and assigned to the same space and/or the University has waived such liability in writing. University shall assess a \$350.00 contract cancellation fee upon termination of contract.

- C. **Failure to Move:** Students who vacate their assigned room later than required under the periods of residence specified herein or as otherwise agreed between the University and Student are subject to a \$100.00 per day liquidated damages charge as well as any other charges allowed by law. Any Student discovered to be in a closed residential facility without prior authorization shall be considered trespassing on University property and legal or University sanctions may be imposed.
- D. **Temporary Disruption:** The University shall have the right, at its sole and absolute discretion, to make a temporary housing assignment for the Student if the University deems such an assignment necessary or desirable. Student shall be responsible for moving or other costs associated with the temporary reassignment.

IV. Residence and Housekeeping Provisions

A. All Residence Units

1. **Construction:** Construction and/or remodeling or repair of the hotel. Construction may result in disturbances and disruptions, including, but not limited to, increased noise and dust in the area surrounding the residential facilities. There may also be both planned and unplanned utility shutdowns in the residential facilities. By agreeing to these terms and conditions, Student agrees that Student has been advised of said construction, acknowledges that there will be disturbances and disruptions resulting from construction, and that such reasonable disturbances and disruptions are not grounds for cancellation of this contract.
 2. **E-mail:** In order to communicate necessary housing business, Student is **expected to check their University e-mail account on a regular basis (email.ucsc.edu)**. Furthermore, Student is expected to regularly update personal contact information (address and phone numbers) and emergency contact information.
 3. **Indemnification and Attorney's Fees:** Student agrees to indemnify and hold the University harmless from any actions, claims, losses, damages, and expenses the University may sustain as a result of negligence of Student and/or Student's guest, visitor, or invitee (See housing.ucsc.edu/insurance for more information). The Student agrees to pay all costs, including collection costs, court costs and fees, and attorney's fees incurred by the University in the collection of any money due under this Contract, and/or the enforcement of any of the terms and conditions of this Contract, and/or any unlawful detainer action in which the University is the prevailing party.
4. **Limitation of Liability:**
 - a. If, for any reason arising out of a need to mitigate a threat to public health and safety such as, including but not limited to, a health crisis, pandemic, infection outbreak, natural disaster, substantial power outage, the University cannot deliver possession of the residence to the Student, the University shall not be liable to the Student for any loss or damage resulting from the University's delay or failure to deliver possession.
 - b. The University shall not be held responsible or liable for the Student's accommodation if an assigned space is rendered uninhabitable due to circumstances beyond the reasonable control of the University, including but not limited to power outages, "Acts of Nature", e.g. flood, earthquake, and unusual weather conditions, infectious disease.
 - c. Neither University, nor any of its campuses or medical centers, nor any of its employees or agents shall be liable for any claims of loss, expense, or damage to Student relating to the acquisition of or exposure to any infectious disease.
 5. **Non-Transferable Contract:** This contract and the right of occupancy conferred are not transferable or assignable.
 6. **Notice for Entry:** Student's residence may be entered by authorized hotel personnel under any of the following circumstances:
 - a. For any other reason allowed by law.
 - b. To conduct scheduled housekeeping service.
 7. **Personal Property:** University assumes no responsibility for and is not liable for any loss or damage to Student's personal property. Student is strongly advised to obtain personal property/renters insurance to insure personal property. See housing.ucsc.edu/insurance for more information.
 8. **Pests:** Student is responsible for ensuring that all items brought into the residences are free of pests – including clothing, bedding, suitcases, backpacks, packing materials, furniture, and other belongings. **In the event Student discovers or suspects a pest**

problem, Student agrees to immediately notify the hotel.

9. Residence Assignments:

- a. It is not possible to know whether the COVID-19 pandemic will result in changes to operations in student housing and residential life in Academic Year 2021-22. University does not promise or guarantee Student an assignment to any particular room or building in University Housing or any particular room/apartment in University Apartments, or any particular room or building in the hotel program. University may reassign or require Student to move to another room or building at University's sole discretion, which may result in adjustments to the room rate based on the actual room accommodation. Failure to comply with a housing assignment or reassignment is a material breach of this agreement and may result in Student being denied the opportunity to participate in any future room change, and/or termination of the housing contract.
- b. If a space matching the Student's application preference(s) is not available, the University may, space permitting, offer an alternative housing assignment. Housing offers are made via UCSC email and Student will be required to accept the offer within twenty-four (24) hours or the housing offer is void. Student is responsible for monitoring UCSC email for time-sensitive information.
 - i. If the **Student declines or does not respond within the allotted time to the first alternate housing offer** application will remain on the waitlist.
 - ii. If the **Student declines or does not respond within the allotted time to any subsequent alternate housing offer**, the University reserves the right to terminate the waitlist application. The Student will be required to submit a new waitlist application if interested in future university housing.
- c. The hotel will be undergoing renovations during the period of residence, and student will be required to move to a new hotel space when instructed to do so by the hotel.
- d. **University maintains the right to reassign Student**, with or without Student's permission, to an on- or off-campus residential location in

the event of an actual or impending natural disaster, during a conduct investigation, or the existence of another condition involving the health and/or safety and well-being of Student, which conditions would reasonably justify such relocation. Failure to comply with a reassignment is a material breach of this agreement and may result in Student being denied the opportunity to participate in any future room change, and/or termination of the housing contract.

- e. **Communicable Disease:** If you should contract a communicable disease, you may be reassigned to quarantine or isolation housing until you are no longer contagious. Medical directives are contingent on public health conditions at the time of their implementation and are subject to change. It is the student's responsibility to stay current regarding the University's policies and requirements. See UCSC Slug Strong for updated policies, guidelines and protocols slugstrong.ucsc.edu. University makes no warranty with respect to the safety of the premises with regard to any infectious disease.
10. **Severability:** If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this Agreement shall be enforced to the maximum extent permitted by law.
11. **Student Liability:** Student is individually **liable for loss or damage** to the assigned residence and its furnishings; and will be held jointly and individually liable for damage to the entire residence unit or apartment, not just Student's living space, in accordance with University policy unless proof of individual responsibility is made.
12. **Student Maintenance:**
- a. Student agrees to comply with local and university requirements to maintain residence unit in a clean, safe, sanitary condition consistent with Centers for Disease Control and Prevention guidelines available at: www.cdc.gov/coronavirus/2019-ncov/prevent-getting-sick/disinfecting-your-home.html.
 - b. Student accepts responsibility for **promptly notifying the hotel of all conditions that require repair.**

- c. Student agrees to bear the cost of the repair of any damage to or restoration of the building, equipment, or furnishings resulting from neglect or willful act of the Student, Student's guest(s), or other person(s) for whom the Student is responsible.
- d. **Student may not perform or arrange for others to perform any repairs to damages** or any corrections of deficiencies in the premises whether during the Student's tenancy or upon the termination of tenancy.

13. **Unauthorized Residence Assignment Changes:** Student **may not move to another residence/space** from their assigned residence/space **without prior written approval from the hotel.** An unauthorized change may result in Student being required to return to the original assignment, denied the opportunity to participate in any future assignment change, and/or termination of the housing contract.

V. Student Rights, Responsibilities and Community Expectations

In addition to the Code of Student Conduct, the following are community expectations for residents of the hotel program and visitors/guests. Residential areas for the purpose of this contract extend one hundred (100) feet from all residential buildings.

A. Alcohol and Other Drugs:

- 1. Alcohol may not be consumed in common areas of the hotel, such as hallways, lounges, bathrooms and outdoors, regardless of age.
- 2. Open containers of alcohol such as cups containing alcohol, opened cans or bottles of alcohol may not be possessed in public regardless of age. Students over 21 years old may only transport alcohol in sealed containers through public areas.
- 3. Kegs and other "common source" containers holding alcoholic beverages are not allowed in the hotel.
- 4. Alcohol containers may not be displayed in windows where containers will be visible to the public.

B. Health and Safety: Student shall not engage in any behavior or activity which endangers the health, safety, or well-being of any person. Due to the spread of the novel coronavirus, and its threat to the health and safety of our community, and the evolving nature of this and future emergencies or health threats, for the term of this agreement, Student is:

- 1. Prohibited from congregating, gathering or loitering in indoor common spaces.

- 2. Required to wear face coverings in common areas and public spaces.
- 3. Required to adhere to social distancing protocols available at www.cdc.gov/coronavirus/2019-ncov/prevent-getting-sick/social-distancing.html.
- 4. Required to know and comply with local and state health orders, and agree to abide by all University policies and requirements to mitigate the spread of COVID-19. See UCSC Slug Strong for updated policies, guidelines and protocols slugstrong.ucsc.edu.

C. Non-Discrimination: University does not discriminate on the basis of race, color, national origin, religion, sex, gender (gender identity and gender expression), disability, medical condition (cancer-related or genetic characteristics), ancestry, marital status, age, sexual orientation, citizenship, or service in the uniformed services.

D. Non-Transferable Contract: This contract and the right of occupancy conferred are not transferable or assignable.

E. Parking: Parking is not included in the housing contract or residence rate.

F. Pets: No pets are allowed in the residential communities.

G. Policies, Rules, and Regulations:

- 1. Students are responsible for being aware of and in compliance with all **University and hotel policies, rules, and regulations.** Per section 102.07 of the UCSC student code of conduct, any violation of these policies may result in conduct action.
- 2. Regulations of the University and hotel to which Student is assigned are incorporated into this contract by reference. State and local orders, including public health orders are incorporated into this contract by reference.
- 3. Students who are in the presence of violations of policies **are expected to separate themselves from the policy violation(s), address the violation if safe to do so, or report the violation.**
- 4. Actions related to hate/bias directed toward individual(s) or personal or public property, as defined in University policies, rules, and regulations, are prohibited. Speech or actions protected by the First Amendment of the United States Constitution are not covered by this policy.
- 5. Student's conduct and/or violation of the terms of this agreement while in residence may result in termination of contract, financial liability for the term, and affect future eligibility for any UC Santa Cruz residence.

- H. **Prohibited Activities:** Student may not engage in any of the following activities:
1. **Aerial Objects:** Throwing/dropping or kicking anything that could cause injury or damage from or towards buildings, windows, balconies or in building interiors, patio areas, public quads, or public walkways is prohibited.
 2. Use of **amplified instruments** or **drum sets**.
 3. Tampering with fire equipment: Tampering with (attempting to disable, dismantle, shut off, reset, or remove) any safety equipment, including smoke detectors, fire hoses, extinguishers, sprinkler system equipment, and/or alarm pull stations, is strictly prohibited. This includes covering a smoke detector. Touching or hanging anything from a sprinkler pipe or sprinkler head is prohibited.
 4. Students engaging in prohibited conduct while in residence may result in disciplinary action, termination of contract, financial liability for the term, and/or affect future eligibility for any UC Santa Cruz residence.
- I. **Prohibited Items:** In addition to items prohibited on all hotel, the following items are prohibited in residential areas:
1. **Firearms, ammunition for firearms, and other weapons.**
 2. Knives or other sharp objects longer than 2.5 inches not designed for cooking. This includes swords and other weapons.
 3. **Fire hazardous items** such as, but not limited to: candles, lanterns, incense or incense-like materials, hookahs, smoking devices, halogen lamps, lava lamps, **BBQ grills**, charcoal, lighter fluid, propane, butane, gasoline, torches and thermal heating packs.
 4. Cooking equipment with exposed heating elements (e.g. hot plates, toasters, toaster ovens, etc.) in residence rooms or other areas not intended for cooking.
 5. Possession, charging, or storage of self-balancing, battery-powered boards known as **hoverboards**, sometimes referred to as electronic skateboards or scooters, and other similar equipment.
 6. Air conditioning units (window/portable) and space heaters.
- J. **Service and Support Animals:** Service and support animals **may not reside in University Housing / the hotel program without prior registration and approval.** Students who receive approval to have a service or support animal in residence are responsible for the behavior of the animal at all times and all provisions of the *Guidelines and Agreement: Service and Support Animal in University Housing*. To request approval for a Service or Support animal a Student must:
1. Submit appropriate documentation and receive approval from the Disability Resource Center
 2. Attend a service and/or support animal orientation meeting with University housing staff prior to the student moving into housing or acquiring the animal, and agree to the *Guidelines and Agreement: Service and Support Animal in University Housing*.
- K. **Smoke-free & Tobacco-free Environment:** In accordance with University policy, **smoking, vaping, the use of e-cigarettes, hookah pens and vape pens, the use of smokeless tobacco products, and the use of unregulated nicotine products is prohibited in all UC Santa Cruz facilities** and on the hotel property.
- L. **Student Rights and Responsibilities:**
1. **Student agrees to comply with all University policies, procedures, and regulations** regarding student conduct **and all applicable federal, state, and local laws, which are incorporated herein by reference.** Students are responsible for knowing all such University policies, procedures, and regulations as set forth in official University publications including the Policies and Regulations Handbook, Student Life and Housing Guides, and residential handbooks. Note: The University requires compliance with measures to reduce the risk of transmission of COVID-19. All policies, guidelines and protocols outlining these measures are set forth in the UCSC Slug Strong slugstrong.ucsc.edu and are subject to change. It is the student's responsibility to stay current regarding the University's policies and requirements. The University reserves the right to make other rules and regulations as in its judgment may be necessary for the safety, care, and cleanliness of the premises and for the preservation of order. **The student agrees to abide by all additional rules and regulations** that are adopted. **Violations of these rules and regulations may become the basis for disciplinary action** against the Student under the Code of Student Conduct

section 102.07, which may include termination of this contract and initiation of eviction proceedings. Contract termination due to student conduct violations does not relieve the resident of payment obligations for the remainder of the contract term and may affect future eligibility for all UC Santa Cruz housing.

2. Student agrees to respect the rights, privileges, and property of other members of the University community and visitors to the campus.
3. The following acts subject the Student to University disciplinary procedures, including possible termination of their tenancy contract: violation of federal, state, or local laws and ordinances, University policies and regulations outlined in the Student Policies and Regulations Handbook, Housing and Residential Life policies and regulations, or community living expectations.

M. **Visitors/Guests:** Residents in the hotel program may not allow others to reside in their room.

VI. Termination and Modification of Contract

A. **Cancellation or Termination by University:** This contract and all rights of occupancy hereby conferred may be terminated by University under the following circumstances:

1. Given written **three (3) days notice** if Student fails to comply with any term or condition of this contract.
2. Given written **three (3) days notice** if Student fails to make the required payments when due, fails to maintain the required student status, or breaches any term of this contract. (Continued delinquency in payment may result in lapse of Student status.)
3. Termination of contract by University may result in denial of housing at all UC Santa Cruz housing facilities, on or off campus.
4. University may terminate this Contract and all attendant rights of occupancy upon 30 days' notice to Student.
5. University may terminate this Agreement with less than thirty (30) days notice if the University reasonably determines that (i) termination is necessary for safe operation of its housing program, including but not limited to the need to take preventative or mitigatory action regarding emergencies, natural disasters, disruptions by third party agencies, and/or the spread of infectious disease; and (ii) termination is necessary

for compliance with an order of a public health agency.

B. **Request for Cancellation or Termination by Student:** Requests for cancellation of this contract may be granted under the conditions listed below:

1. Student **graduates**.
2. Student is **academically barred, withdraws**, or takes a formal **leave of absence** from University.
3. Student is registered and engaged in a **program of study**, which necessitates residence **outside of Santa Cruz County**.
4. Student receives **University permission** due to a verified hardship resulting from a **significant financial, medical, or personal situation**.

C. **Approval of Cancellation or Termination:** University must approve in writing all requests for housing cancellations with an official termination date before Student may be considered released from this contract. **Moving out or turning in keys without official approval does not constitute termination of this contract.**

D. **Cancellation Fee:** A **\$350.00 cancellation fee** is ordinarily charged to Student if University approves a cancellation request or if University initiates cancellation due to Student failure to comply with any term or condition of this contract.

E. **Housing Guarantee:** If University approves a cancellation request, any existing housing guarantee will ordinarily be voided.

F. **Contract Modification:** This contract may be modified only upon mutual agreement of Student and University, except as otherwise allowed in these terms and conditions. Any agreed upon modification(s) shall be recorded as amendment(s) to the contract by the *Campus Housing Office*.

G. **Vacating Residence:**

1. Upon termination of the contract, Student agrees to **surrender the premises to the University by 12 noon on the termination date**.
2. Student shall be individually liable for the **removal of all property of the Student**. Any Student property left in the residence after termination date will be deemed abandoned, and the hotel may take possession of and dispose of such property in any manner it deems appropriate in accordance applicable law, without any liability to the hotel whatsoever.
3. Student understands and agrees that the **Student remains responsible** for the premises, fixtures,

furniture, and for paying **the full residence rate until all keys are returned to the University and notice is given that the residence has been vacated.**

4. **Move-out:** Upon termination of the contract **hotel will conduct an inspection of the premises** and will assess damage and cleanliness based on examination of the room/apartment at the time of the inspection.
- H. **Waivers:** Any waiver or non-enforcement by University of any term or condition of this agreement shall not constitute a waiver of any subsequent breach of the same or any other term or condition of this agreement. Acceptance by University of any rental payment after Student's breach of any provision of this contract agreement shall not be deemed a waiver of such provision or any prior or subsequent breach of any provision, other than Student's failure to make timely payment of the housing payment so accepted, whether or not University knew of the prior breach at the time such payment was accepted.
- I. **Housing Appeals Process:** In the event that a request for Housing Contract cancellation/modification is denied at Student's assigned University residence, Student may request a review by the Housing Appeal Board. Housing appeal requests must be initiated at the college/facility housing office where the Student resides.

VII. Payment and Refunds

A. Advance Housing Fee

1. A \$150.00 advance housing fee is required in order to apply for University housing. If Student accepts occupancy, the advance housing fee, when paid, will be applied to the Student's first quarter room and board charges.
 - a. **New students** pay the advance housing fee at the time they complete the online process to accept the offer of admission to UC Santa Cruz.
 - b. **Continuing students** may submit an online application with a deferment of the advance housing fee.
2. **Reserved Housing Space:** If Student elects **not to take occupancy** and instead cancels a reserved housing space, University, according to the schedule and circumstances set forth below, shall **retain all of the advance housing fee and assess any applicable late cancellation fees.** Student agrees that the actual damages for Student's decision not to or failure to take occupancy are extremely difficult or impractical to

determine, and that the amount withheld constitutes liquidated damages.

- a. **Notification of Cancellation:** Student must log-in to studenthousing.ucsc.edu and cancel application/contract for Student's reserved housing.
 - b. If cancellation is completed **on or before July 1, 2021**, Student will be billed for the **\$150.00** advance housing fee.
 - c. If cancellation is completed **between July 2 and August 1, 2021**, Student will be billed for the **\$150.00** advance housing fee and a **\$100.00** late cancellation fee.
 - d. If cancellation is completed **after August 1, 2021**, Student will be billed for the **\$150.00** advance housing fee and a **\$200.00** late cancellation fee.
 - e. Students with **deferments will be billed** for the advance housing and any additional late cancellation fee as noted above.
 - f. Students who cancel a reserved housing space for winter and/or spring quarter will be charged for the **\$150.00** advance housing fee and a **\$200.00** late cancellation fee.
 - g. **Housing Guarantee:** If Student elects not to take occupancy and instead **cancels a reserved housing space**, any existing **housing guarantee will ordinarily be voided.**
3. **Waiting List:** If a Student is **no longer interested in remaining on a waiting list** for university housing, it is the **responsibility of the Student to cancel the wait list application prior to being assigned a space.**
 - a. **Notification of Cancellation:** Student must return to studenthousing.ucsc.edu to cancel a wait list application.
 - b. **If the \$150.00 advance housing fee has been paid**, a full refund will be given if cancellation is completed prior to University assigning a housing space.
 - c. **If the \$150.00 advance housing fee has been deferred**, deferment will be cancelled with no charge if cancellation is completed prior to University assigning a housing space.
 - d. **Housing Guarantee:** If Student elects to **cancel a wait list application**, any existing **housing guarantee will ordinarily be voided.**

B. Residence Rate

1. **Proration:** The residence rate is charged in advance of each academic quarter.
 - a. If Student takes **occupancy** after the date Student was scheduled to commence occupancy, **no residence rate adjustment** shall be made.
 - b. A rate adjustment shall be made if Student takes occupancy after the start of the quarter, as long as Student was **scheduled to commence occupancy on the later date** or such late occupancy and residence rate adjustment has been approved in writing by University.
 - c. If Student obtains University approval of a request for cancellation, Student's residence rate shall be prorated based on length of residence. Minimum fee shall be equal to the advance housing fee. Student may also be charged the standard contract cancellation fee. Student will also be liable for any other costs incurred by the University as a result of cancellation, unless and to the extent that a replacement Student is assigned to the same space and/or the University has waived such liability in writing.
 - d. **No rate adjustment** shall be made for termination occurring **during the final two weeks of any quarter**.
 - e. If **University initiates a termination** of this contract, Student's residence rate shall be prorated based on length of residence. Student may also be charged the standard contract cancellation fee.
2. **Abandonment:** A portion of the residence rate may be refundable if the contract is terminated for causes pursuant to Paragraph VI. In the event Student abandons the residence, **Student shall be liable for the full residence rate** for the balance of the academic year, as well as any other costs incurred by University as a result of such abandonment, unless and to the extent that a replacement Student is assigned to the same space and/or University has waived such liability in writing.
3. **Payment of Housing Charges:** The residence rate is due and payable according to the attached schedule. **A breach of this contract by Student, including but not limited to delinquency in payment, may result in any or all of the following actions: suspension of contracted meals, a hold on enrollment and/or financial aid, and termination of the right of occupancy.**
 - a. **UCSC accepts credit card, e-Check via Student Portal (my.ucsc.edu), cash, check, Western Union, or Moneygram.**
 - b. Cashier's checks, personal checks, or money orders are **payable to "UC Regents"**, and can be mailed or submitted in person at the **SBS Financial Service Center**, University of California, Santa Cruz, 1156 High Street, Santa Cruz, CA 95064. **Do not send cash.**
 - c. **Late fees are assessed if full payment is not posted to Student's account by the established due date. Each housing late fee is \$25.00.** Late or incomplete payments may also result in a hold on enrollment to the extent allowed by law.
 - d. **Returned Checks:** After two instances of personal checks being refused payment by Student's bank, Student may be required to make future housing payments in secured funds (cash, cashier's check, or money order).
4. A variety of educational enrichment opportunities and co-curricular programming are included in the residence rate.

Billing and Payment

Payment Plan Options

Each student has a university billing account with UC Santa Cruz and a billing statement is generated each month there are charges due on your account. You can view your billing statement and account activity online through the Student Portal (my.ucsc.edu). If your parent/guardian will be paying your housing charges, you can grant them access to your billing statements and give them the ability to make payments on your behalf.

The Campus Housing Office offers **two types of billing options for your housing charges**. Both billing options require you to make payments within each quarter's payment deadlines. You have the option of paying your housing fees in **one payment each quarter**, or having your quarterly housing charges divided into **monthly installments**. Unless a payment plan is requested, housing charges are billed and full payment is due in one payment on the first due date of each quarter.

Payment Plan Application Process

To apply for a **monthly payment plan** simply check the **"Monthly"** billing option on your housing application. If you prefer to pay your fees in one quarterly sum, check the **"Quarterly"** billing option.

Students who receive financial aid awards in excess of two monthly housing charges will automatically be billed quarterly. A personalized payment plan can be requested for the remaining balance due.

Students who would like to request a **personalized payment plan**, tailored to meet your individual needs—delays in financial aid disbursement, your employment pay schedule, etc.—should contact the *Campus Housing Office* **before the first payment deadline of each quarter** to make payment arrangements.

Late Fees

It is your responsibility to keep the *Campus Housing Office* informed of any payment delays—no matter what the source of funds (financial aid, outside scholarship, personal funds, etc.). A deferment of the due date, without a late fee, may be approved if you contact us prior to the payment deadline.

Late fees are assessed if payment is not posted to your account by the established due date of each quarter (each month if signed up for a payment plan). **Each housing late fee is \$25.00**. The due date is not a postmark deadline, so please allow sufficient time for mailing.

Financial Aid Recipients

If you receive financial aid, most aid award(s) will credit directly to your university billing account once you have met all the conditions for aid disbursement. Financial aid awards credited to your account will be applied to tuition and registration fees first, and any remaining awards are then applied to your university housing and dining charges. Contact the Financial Aid and Scholarship Office at **(831)459-2963** with any questions regarding conditions for aid disbursement.

Payment Due Dates*

1) Quarterly Billing Option

Fall Quarter: September 16, 2021

Winter Quarter: December 15, 2021

Spring Quarter: March 22, 2022

2) Monthly Billing Option

Fall Quarter: September 16, October 18, November 15

Winter Quarter: December 15, January 20, February 14

Spring Quarter: March 22, April 20, May 18

* Due dates subject to change. For updates, visit: housing.ucsc.edu

Room Rates

The Hotel Program

| | Per Month | Per Quarter | Per Year |
|--------|-----------|-------------|----------|
| SINGLE | \$1,578 | \$4,734 | \$14,202 |
| DOUBLE | \$1,373 | \$4,119 | \$12,357 |

Dining Plans for Students Living in Apartments, Other Housing, or Off-Campus

UCSC Dining offers optional dining plans that provide value, convenience, and flexibility. Students assigned to campus apartments, or other housing that does not include a meal plan in the housing contract, will receive more information about optional dining plans once housing assignments have been made.

dining.ucsc.edu



NOTICE: The State of California Information Practices Act of 1977 (effective July 1, 1978) requires the University to provide the following information to individuals who are asked to supply information about themselves:

The principal purpose for requesting the information on this form is to process applications for housing. State and/or Federal statute and/or University policy authorize maintenance of this information.

Furnishing specifically designated information requested on this form is mandatory — failure to provide such information will delay or may even prevent completion of the action for which the form is being filled out. Information furnished

on this form may be used by the University of California, Santa Cruz and will be transmitted to the State and Federal governments as required by law.

Individuals have the right to review their own records in accordance with University personnel policy and collective bargaining agreements. Information on applicable policies and agreements can be obtained from campus, Laboratory, or office of the President staff and Academic Personnel Offices.

The official responsible for maintaining the information contained on this form is: Student Housing Services, Assistant Director.

NOTICE: The California Legislature has enacted a penal code section, which requires an agreement for residential real property to contain the following notice regarding the availability of information on registered sex offenders. The University of California, Santa Cruz, is providing this notice in keeping with the spirit and intent of the new code section.

This notice is not intended as a statement or implication that any University facility is susceptible to or has experienced any problems with sex offenders. Until recently, the information maintained by law enforcement agencies was not disclosable to the public, and this notice is a method of making a change in the law widely known to the public. Please contact the Santa Cruz County Sheriff's Office at (831) 454-2311 if you have any questions regarding this database.

The California Department of Justice, sheriff's departments, police departments serving jurisdictions of 200,000 or more and many other local law enforcement authorities maintain for public access a data base of the locations of persons required to register pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet web site maintained by the Department of Justice at www.meaganslaw.ca.gov. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP code in which they reside.

NOTICE: Information about Bed Bugs

Bed bug Appearance: Bed bugs have six legs. Adult bed bugs have flat bodies about 1/4 of an inch in length. Their color can vary from red and brown to copper colored. Young bed bugs are very small. Their bodies are about 1/16 of an inch in length. They have almost no color. When a bed bug feeds, its body swells, may lengthen, and becomes bright red, sometimes making it appear to be a different insect. Bed bugs do not fly. They can either crawl or be carried from place to place on objects, people, or animals. Bed bugs can be hard to find and identify because they are tiny and try to stay hidden.

Life Cycle and Reproduction: An average bed bug lives for about 10 months. Female bed bugs lay one to five eggs per day. Bed bugs grow to full adulthood in about 21 days.

Bed bugs can survive for months without feeding.

Bed bug Bites: Because bed bugs usually feed at night, most people are bitten in their sleep and do not realize they were bitten. A person's reaction to insect bites is an immune response and so varies from person to person. Sometimes the red welts caused by the bites will not be noticed until many days after a person was bitten, if at all.

Common signs and symptoms of a possible bed bug infestation:

- Small red to reddish brown fecal spots on mattresses, box springs, bed frames, mattresses, linens, upholstery, or walls.
- Molted bed bug skins, white, sticky eggs, or empty eggshells.
- Very heavily infested areas may have a characteristically sweet odor.
- Red, itchy bite marks, especially on the legs, arms, and other body parts exposed while sleeping. However, some people do not show bed bug lesions on their bodies even though bed bugs may have fed on them.

For more information, see the Internet Web sites of the United States Environmental Protection Agency and the National Pest Management Association.

In the event you discover or suspect a pest problem, immediately seek University assistance by placing a work order (fixit.ucsc.edu).

Student Housing Services Campus Housing Office

104 Hahn Student Services Building
University of California, Santa Cruz
Santa Cruz, CA 95064

PHONE: (831) 459-2394 E-MAIL: housing@ucsc.edu
FAX: (831) 459-3665 WEB: housing.ucsc.edu

To obtain this publication in an alternate format please call (831) 459-2394 or e-mail housing@ucsc.edu

I. Hotel Subletting: Subletting a hotel guestroom is not permitted and violations will be considered a material breach of this Agreement.

II. Hotel Check in and Check out Times: Check-In Time is 3:00 p.m. and Check-Out Time is 11:00 a.m. Hotel will do everything possible to try to accommodate all early arrivals but cannot guarantee that the rooms will be ready until 3:00 p.m. Hotel reserves the right to substitute comparable or better room types when a particular room type is unavailable. Late check-out may be arranged on a space-available basis at an additional charge. UC contact will be notified in advance of any late check-out requests and any additional late check-out charges for approval. Should guests incur a late check-out charge, late check-out charges will be billed to the individual's University account.

- A. Hampton Inn residents will be reassigned to another location on or before June 6, 2022, at the discretion of the university.
- B. Check out date for at Fairfield will be June 15,2022
- C. Check out date for at Inn at Pasatiempo will be June 15,2022.

III. Hotel Ancillary Services: In order to be able to access the ancillary services of the Hotel, each guest will be required to present a valid credit card upon check-in, on which an amount of sufficient pre-authorization can be obtained to cover the anticipated use of the Hotel's ancillary services.

IV. Hotel Policy, Rules, and Regulations

- A. Individuals are responsible for being aware of and in compliance with all Hotel policies, rules, and regulations.
- B. Individuals are required to know and comply with local and state health orders, and agree to abide by all Hotel policies and requirements to mitigate the spread of COVID-19.