The undersigned, a registered Student, (hereinafter called the “Student”) and Central State University (hereinafter called “the University,”) hereby enter into this Residence Hall Contract upon the following term and conditions:

All full-time freshman and sophomore students are required to live in the campus Residence Halls, as space is available. For permission to live off-campus, you must have prior approval, in writing, from the Director of Residence Life or the Dean of Students.

NOTICE OF NONDISCRIMINATION POLICY: Central State University does not discriminate on the basis of age, race, national or ethnic origin, color, creed, gender or sexual orientation nor against otherwise qualified handicapped students in its admissions or academic standards, granting of scholarships, loans and other financial aid, planning and administering of its admissions, academic, athletic, housing, and other policies, nor in any other programs, services, and activities.

1.0 DATES OF CONTRACT

1.1 This contract will serve as a lease for the term of August 12, 2011 until May 6, 2012 unless students opt for Summer housing in which case it will be in effect until June 20, 2012 for Summer Term A or July 26, 2012 for Summer Term B.

2.0 SERVICES

2.1 The University will provide the Student with a residence in a Residence Hall during the term of this Contract, except where a temporary assignment may be necessary.
2.2 The University will furnish the Student with the use of a single bed, chest of drawers, desk, chair, closet space, basic cable service, internet, and a shared telephone line for local calling.

3.0 RESIDENCE ASSIGNMENT

3.1 The Student will be assigned accommodations only after the Student has (1) agreed to the Contract and (2) submitted the non-refundable $60 Housing Application Fee and the $135 Room and Key Deposit.

3.1.1 Deadline for submitting Contract:
   - Fall – Returning: July 1
   - Spring – December 1
   - Summer – Summer A: May 1
   - Summer B: June 1

3.2 Subject to the availability of space, every effort will be made to assign accommodations according to the Student’s preferences, but there is no guarantee of assignment to a particular building, room, or specific roommate.

3.3 Transfer from one room to another will be predicated upon the space available, date and time of request, and the necessity of the request to transfer.

3.4 The University reserves the right to change or cancel assignments in the interest of order, health, safety or discipline with appropriate notice.

3.5 The University will provide rooms for a maximum of three (3) Students in designated Residence Halls. **Single occupancy in double rooms will not be permitted** unless medically necessary.

4.0 OCCUPANCY

4.1 The Student agrees that the duration of this contract is for the entire academic year of two (2) semesters - Fall and Spring. The Student may extend his/her contract if they wish to reside in the Residence Halls during the Summer semester while attending summer semester classes on the campus by registering online. The Student acknowledges that he/she will not have access to the Hall except during the dates set forth below.

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<th>FALL</th>
<th>SPRING</th>
<th>SUMMER</th>
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<tr>
<td>HALLS OPEN</td>
<td>August 10, 2011</td>
<td>January 6, 2012</td>
<td>Term A</td>
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<td>(freshmen)</td>
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<td>May</td>
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<td></td>
<td>(returning)</td>
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<td>June</td>
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<td>HALLS CLOSE</td>
<td>December 8, 2011</td>
<td>May 3, 2012</td>
<td>Term B</td>
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<td>July</td>
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4.2 The housing space assigned is available for occupancy at 8:00 a.m. on the indicated check-in date and must be vacated four (4) hours after the Student’s last final examination or after termination of Student’s status at the University.

4.3 The Student must also vacate his/her room if he/she has an outstanding bill with the University at the time the Residence Halls close for the semester.

4.4 All personal property must be removed from the premises within twenty-four (24) hours after withdrawal from the University or upon termination of the Student’s Contract. Personal property not removed will be considered abandoned and may be disposed of by the University without liability to the University. The Student will not be allowed to occupy a room prior to the official opening date or after the official closing date unless approved by the Office of Residence Life.

4.5 Charges do not cover rental during breaks between semesters and Residence Hall rooms may not be occupied during that time except in year-round Residence Halls.

4.6 Students must be registered for class before moving into the Residence Hall. Those not registering, for whatever reason, will have a per diem charge assessed.

5.0 USE OF FACILITIES

The University will, when necessary, and at its sole discretion:

5.1 Require Students to move to other accommodations in order to vacate a building, floor, or room.

5.2 Change room assignments when vacancies occur in double rooms. If directed by the University, the remaining student must consolidate with another resident. **Single occupancy in double rooms will not be allowed** unless medically necessary.

5.3 Control the use of the room, with medical direction, in the event of an epidemic.

5.4 Inspect all rooms, in the presence of the resident (whenever possible), for purposes of inventory, fire protection, sanitation, safety, maintenance and rule enforcement.

6.0 RESPONSIBILITY FOR DAMAGE AND LOSS

6.1 The Student’s signature on the Room Inventory/Check In/Check Out Form establishes the Student’s acceptance of the condition of the room and contents at the start of occupancy.

6.2 The student specifically agrees to be liable for damage or loss incurred to the building, room furniture and equipment or fire safety equipment, which is not the result of ordinary wear and tear. Damage within the Student’s room is the responsibility of the Students assigned. Damages that occur to public areas (i.e., restrooms, lounges, computer labs, etc.), and false alarm charges that are not attributable to or chargeable to a specific individual or group shall be equally shared.
by the residents of the living area where those damages occurred. The Student agrees to pay such damages or false alarm charges to the University upon demand.

6.3 The student must check out in accordance with circulated check out procedures. Failure to do so will result in a loss of Room Damage deposit. In addition, the Student will be assessed charges for failure to turn in a key and/or for the cleaning and damages at termination.

7.0 UNIVERSITY LIABILITY

7.1 The University shall assume no responsibility for damage or injury to the Student or for theft, fire destruction or loss of money, valuables or other personal property belonging to or in the custody of the Student for any causes whatsoever, whether such losses occur in Student rooms, storage rooms, public areas, elsewhere in the Hall or in baggage related to shipment or storage. The Student is responsible for obtaining personal property insurance and is encouraged to do so.

8.0 ASSIGNMENT OF CONTRACT

8.1 This Contract is not transferable by the Student. The University may assign this Contract provided the assigned agrees to honor the terms of this Contract.

9.0 SEARCH AND ENTRY

9.1 The Student specifically agrees to be bound by the Search and Entry policy/procedure of the University as it now exists or as it may be hereinafter amended during the term of this Contract. The University Search and Entry Policy is found in the current Residence Life Living and Learning Guide and in the Student Handbook.

10.0 UNIVERSITY AND RESIDENCE HALL REGULATIONS

10.1 The University will enforce all University and Residence Hall regulations for all Students residing in them. The Student shall observe all University and Residence Hall regulations. Failure to do so may result in removal from the Residence Hall. Disciplinary action may also be taken by the University in accordance with established University and Residence Hall rules and regulations.
10.2 The University, by giving not less than a one (1) day written notice and any applicable hearing, in most cases, may revoke this contract and require the Student to vacate a Residence Hall for reasonable cause, including but not limited to one or more of the following:

10.2.1 Use, possession and/or sale of narcotics and dangerous drugs as defined by local, state and federal laws on University property or at a function identified with the University;
10.2.2 Gambling or participating in illegal gambling activities in University-owned or controlled property or at a function identified with the University;
10.2.3 Possession of firearms, fireworks, firecrackers or dangerous chemicals;
10.2.4 Possession of dangerous weapons, hunting arrows or potentially injurious war souvenirs;
10.2.5 Participation in unauthorized group activities (riots and raids) or illegal entry;
10.2.6 Disorderly, vicious or immoral conduct (indecent exposure) in or near the Residence Halls;
10.2.7 Possession or harboring of dogs, cats, birds, snakes or other animals;
10.2.8 Misuse, abuse, theft or destruction of Residence Hall property;
10.2.9 Use and/or possession of unauthorized heat-producing appliances or devices;
10.2.10 Use of refrigerators in excess of five (5) cubic feet;
10.2.11 Use by residents of their rooms or facilities of the building for commercial purposes or in association with commercial vendors without permission from the Director of Residence Life;
10.2.12 Sale, solicitation or advertising unless authorized by the Director of Residence Life;
10.2.13 Installation or placement of any equipment, materials, etc., outside of the room which may be deemed dangerous, unsightly or otherwise undesirable by Residence Life;
10.2.14 Repair or storage of motorized vehicles or apparatus in housing areas either in or out of doors, except in designated areas;
10.2.15 Unauthorized possession, use or sale of keys to University facilities;
10.2.16 Visitation by members of the opposite sex in restricted areas other than during regularly approved and scheduled visitation periods;
10.2.17 Unauthorized guests;
10.2.18 Behavior in the Residence Halls over periods of time indicating that the Student is not able to adjust to the requirements of group living;
10.2.19 Interference with fire controls, fire equipment or system;
10.2.20 Interference with members of staff, including Resident Advisors, in the performance of their duties;
10.2.21 Unauthorized or illegal use of telephones (i.e., charging unauthorized calls to any University number);
10.2.22 Smoking or lighting of any material inside any University building;
10.2.23 Any conduct deemed not to be in the best interest of the University and/or its Students.
10.2.24 Any violation of the University disciplinary rules found in the current Residence Life Living and Learning Guide, the Student Handbook or the Student Code of Conduct;

10.3 Students found responsible of vandalizing University property may be fined a minimum of $150.00 plus the replacement cost of that property.

11.0 PAYMENT

11.1 This Contract will not be considered without a Housing Application Fee of $60 which is non-refundable. Make money order, cashier’s check or certified check payable to:

Central State University
Cash Management
1400 Brush Row Rd.
P.O. Box 1004
Wilberforce, OH 45385-1004

Record the Student’s Identification Number on your payment.

11.2 Rental charges are due and payable at the University’s Cash Management Office in conjunction with other charges (i.e., fees, board, hall fines, etc.)

12.0 BOARD

12.1 Board is mandatory for all Students residing in University Housing. Board consists of a University-sponsored meal plan.

13.0 CHARGES BEFORE OCCUPANCY

13.1 The Housing Application Fee is non-refundable under any circumstance.

13.2 All Students are required to pay a $135 Room Damage and Key Deposit before obtaining a room key. The $135 is refundable when the Student leaves University housing if the keys are returned and no undue damage is done.
14.0 KEYS

14.1 Student will be assigned one copy of applicable keys. Lost keys will result in a replacement fee.
14.2 Keys may not be duplicated or given to any unauthorized person.

15.0 TERMINATION OF CONTRACT

15.1 Cancellation Policy

15.1.1 Cancellation without penalty can be done before July 15 by filling out the Housing Cancellation Form.
15.1.2 Cancellation occurring between July 15 and August 1 will result in a $100 non-refundable cancellation fee. The Housing Cancellation Form must also be completed.
15.1.3 Cancellation after August 1 must be done by petition. Petitions are due in the Office of Residence Life no later than 4pm on August 9.
15.1.4 Petition for removal of charges after occupancy shall be made through the Director of Residence Life and will be determined on a case by case basis.

15.2 Dismissal from the University through disciplinary suspension or expulsion will negate any refund of fees that may have been due the Student.

15.3 Should this Contract be terminated, the Student agrees to vacate the Hall within twenty-four (24) hours unless special permission has been obtained from the Director of Residence Life or a designee of that office.

15.4 Until all sums due and owing under this Contract are fully paid, the Student may not register for future course work at the University or its branches or receive transcripts, diplomas or degrees.

15.5 Should the student default in complying with any provision herein, the University may, at its election, terminate this Contract, retain all payments made hereunder, or in the alternative, it may seek any other remedy in law or in equity, which it may elect, including but not limited to specific performance of the Contract and damages.

15.6 The Student agrees to pay all reasonable costs, attorney’s fees and expenses that shall be made or incurred by the University in enforcing this Contract.

15.7 Completion of this Contract by the Student does not constitute acceptance by the University.