

HOUSING AND MEAL PLAN LICENSE AGREEMENT 2024-2025

(Anthony Wayne Drive Apartments, Thompson Home, Atchison,
Chatsworth, Ghafari, Towers Residential Suites, and
University Tower Unfurnished Apartments)

1. BINDING AGREEMENT.

I understand and agree that this Housing and Meal Plan License Agreement (“this license agreement” or “my license agreement”) is a legal document that is binding and enforceable against me by Wayne State University (the “University”), acting by and through its Office of Housing and Residential Life or other designated office(s) and/or by any successor, assign, or concessionaire of the University. The University may assign this license agreement, including any right or interest arising out of this license agreement in whole or in part, without notice to me.

2. DATES OF OCCUPANCY. I understand and agree to the following:

A. Subject to the terms and conditions specified in this license agreement, this license agreement provides occupancy for an assigned space in campus housing only for the specific period of time listed below which is based upon the Occupancy Option I choose and is dependent upon my eligibility (this period of time is referred to as the “Occupancy Period”).

Occupancy Options and associated Occupancy Periods:

- i. **Spring/Summer Term (2024) & Standard Academic Year:** The Occupancy Period is **Thursday, May 2, 2024 (or the date that I am assigned a space if my license agreement is submitted after May 2, 2024) until Wednesday, April 30, 2025.**
 - This option is only available to residents in **University Tower Unfurnished Apartments and Anthony Wayne Drive Apartments.** Residents who select this option will be assigned to University Tower Unfurnished Apartments or Anthony Wayne Drive Apartments and may request this option to begin occupancy earlier (the Spring/Summer term instead of the Fall term) if they are enrolled for Spring/Summer term. If approved, I understand and agree that the Occupancy Period of this Agreement will be as set forth above. If not approved, I understand and agree that my Occupancy Period will be based on the Standard Academic Year option as set forth below.
 - I understand that if during the Spring/Summer 2024 term, I am approved to cancel this agreement for the entire Fall 2024 and Winter 2025 term, the Occupancy period for Spring/Summer ends at Noon on Saturday, August 17, 2024.
 - I understand that if during the Fall 2024 term, I am approved to cancel this license agreement for the entire Winter 2025 term, the Occupancy Period for the Fall term ends at Noon on Wednesday, December 18, 2024.
- ii. **Standard Academic Year:** The Occupancy Period is **Saturday, August 24, 2024 (or the date that I am assigned a space if my license agreement is submitted after August 24,**

2024) until Wednesday, April 30, 2025.

- I understand that if during the Fall 2024 term, I am approved to cancel this license agreement for the entire Winter 2025 term, the Occupancy Period for the Fall term ends at Noon on Wednesday, December 18, 2024.
- iii. **Winter Term Only: The Occupancy Period is 10am Sunday January 5, 2025 (or the date that I am assigned a space if my license agreement is submitted after January 5, 2025) until Wednesday, April 30, 2025.**
- B. I may not move into my assigned space prior to the Occupancy Period or remain in my assigned space after the Occupancy Period.
- C. If I need to extend my Occupancy Period, a written request must be submitted to the Office of Housing and Residential Life for consideration. If space is available and my request is approved, I will be charged an additional fee equal to the prorated daily rate of my assigned room type for the extension. These are the only reasons for which I may request an extension to the Occupancy Period:
- My program's academic calendar differs from the Occupancy Period;
 - I have an academic commitment (e.g. graduation or orientation) that requires me to be on campus;
 - I have an official athletic commitment as required and arranged by my coach; or
 - I am a current resident of University housing and there is gap of a few days between the move-out date for my current housing assignment and the beginning of the Occupancy Period for this license agreement.
- D. The full terms of this license agreement will be in effect and enforced should I move in prior to the Occupancy Period or remain in my assigned space after the Occupancy Period.
- E. University housing remains open to residents continuously during the Occupancy Period, which includes the term break(s). Students are not required to move out during such break(s).
- F. If the time of day for the beginning or end of the Occupancy Period are not specified herein, I understand that those times will be communicated to me at a later date and such communications will constitute a part of this license agreement.

3. ELIGIBILITY. I understand and agree to the following:

A. **For Residence Halls and Furnished Apartments Only:**

- i. To be eligible to live in University residence halls or furnished apartments, I must be an enrolled student at the University.
- ii. If I am not an enrolled student at any time after the University's drop/add date for a term ("Census Date"), I can no longer live in University residence halls or furnished apartments and I must vacate my room within 24 hours. The applicable Census Dates are as follows:
 - **Spring/Summer 2024 Census Date:** Tuesday, July 2, 2024
 - **Fall 2024 Census Date:** Monday, September 9, 2024
 - **Winter 2025 Census Date:** Friday, January 17, 2025

B. **For University Tower Unfurnished Apartments Only:**

- i. To be eligible to live in a University Tower unfurnished apartment I must be:
 - an Eligible Student (defined below) or
 - a spouse, child, parent, or other eligible person (as approved by special request to the Office of Housing and Residential Life) of an Eligible Student and residing with the Eligible Student.
- ii. An "Eligible Student" is a person who is a
 - Junior in academic standing,
 - Senior in academic standing,
 - a student over 20 years of age,

- a graduate student (including Law, Medical, or Doctoral students),
- or otherwise approved by special request to the Office of Housing and Residential Life;

AND is currently enrolled in a University degree-granting program;
AND enrolled in at least two (2) of the three (3) semesters per year (Spring/Summer 2024, Fall 2024, and Winter 2025).

C. Generally:

- i. Only assigned persons are permitted to reside in University housing.
- ii. Convicted sex offenders and those who have been court martialled for sex offenses are not eligible to reside in University housing. If the University learns that a current or pending resident is or becomes a convicted sex offender or has been court martialled for a sex offense, this license agreement will be cancelled. If such cancellation occurs prior to the start of the Occupancy Period, I will only be responsible for the non-refundable application fee. If such cancellation occurs during the Occupancy Period, I will be required to move out within 24 hours and will be responsible for room and meal plan (if applicable) costs through the end of the term in which such cancellation occurs.
- iii. If I am enrolled but am not enrolled as a full time student at any time during the Occupancy Period the Office of Housing and Residential Life has the right to cancel my license agreement at its discretion, whether or not space is needed for a full time student. If my license agreement is cancelled by the University because I am only a part time student, I will be required to move out within 24 hours and will only be responsible for room and meal plan (if applicable) costs up until the time I move out.
- iv. Some Living Learning and Thematic Communities in University Housing require an application and acceptance in order to be eligible to live in the community.
- v. If I am removed from the University for academic or disciplinary reasons, or a verified withdrawal, I will be required to vacate my room within 24 hours but will still be responsible for my housing and meal plan (if applicable) fees for the entire original Occupancy Period.

4. HOUSING ASSIGNMENTS. I understand and agree to the following:

- A. My room/suite/apartment preferences will be considered but may not be able to be accommodated. The Office of Housing and Residential Life has the sole right to make assignments in University housing. Inability to honor my preferences shall not constitute breach of this license agreement or otherwise give me any reason to cancel this license agreement.
- B. The Office of Housing and Residential Life has the right to determine the occupancy of any room/suite/apartment, fill any vacancies and approve room changes or reassignments.
- C. The Office of Housing and Residential Life may change my room assignment at any time if required by law or if the University deems it to be in the University's best interest or in the best interest of any student.
- D. There is a room change request period during the Fall and Winter terms. The change period is my only opportunity to request a room change. I understand that the ability to grant a room change request is subject to availability and approval. The change periods are as follows:
 - **Fall Term Room Change Period:** Friday, September 13- Friday, September 20, 2024.
 - **Winter Term Room Change Period:** Friday, January 24 – Friday, January 31, 2025.
- E. If any vacancy occurs in a double or larger unit I occupy in a residence hall or furnished apartment, the Office of Housing and Residential Life may, at its discretion, assign another student to the vacant space(s) without prior notice or may reassign me to another unit of equal or lesser value. This provision does not apply to University Tower Unfurnished apartments.
- F. The University reserves the right, with no liability, to store for a limited period of time or discard any personal belongings remaining in a University housing unit or facility if I have not vacated

my housing assignment by the prescribed time.

5. HOUSING ACCOMMODATIONS.

If I need any special accommodations for a documented medical condition it is my responsibility to inform both the Office of Student Disability Services and the Office of Housing and Residential Life of my needs on the online housing application, or, if the need for accommodation first arises during the Occupancy Period, by written notice given promptly after the need for such accommodation arises. I also understand that the Office of Housing and Residential Life may consult with other University offices to determine appropriate accommodations. For service and assistance animals in housing, please refer to the Service and Assistance Animal Procedure for Housing available at <https://housing.wayne.edu/residents/forms>.

6. MEAL PLAN (only applicable for Atchison, Chatsworth, Ghafari, Towers and first year students in the Thompson Home – Residents in Anthony Wayne Drive Apartments, University Tower Unfurnished Apartments and upperclass residents of the Thompson Home may select a voluntary meal plan, but it is not required. There is a separate agreement for voluntary meal plans and this “Meal Plan” section shall not be applicable to such residents or their voluntary meal plans.) If this Section is applicable to me, I understand and agree to the following:

- A. If I am living in Atchison, Chatsworth, Ghafari, or Towers or am a first year student living in the Thompson Home, I must choose a meal plan, the options for which vary based upon my academic status:
 - i. Residents who are first year students must select one of the following meal plans: Warrior Pass 200 (Unlimited Swipes/sem + \$150 Warrior Dollars/sem + \$50 One Card Dollars/sem), Weekly 15 (Fifteen Swipes/wk + \$300 Warrior Dollars/sem + \$100 One Card Dollars/sem) or Block 175 (175 Swipes/sem+ \$425Warrior Dollars/sem + \$125 One Card Dollars/sem). If I do not pick an eligible meal plan, I will be assigned to and fiscally responsible for a Warrior Pass 200 Meal Plan.
 - ii. Residents who are upper class students must select one of the following meal plans: Warrior Pass 200 (Unlimited Swipes/sem + \$150 Warrior Dollars/sem + \$50 One Card Dollars/sem), Weekly 15 (Fifteen Swipes/wk + \$300 Warrior Dollars/sem + \$100 One Card Dollars/sem), Block 175 (175 Swipes/sem + \$425 Warrior Dollars/sem + \$125 One Card Dollars/sem), Block 110 (110 Swipes/sem + \$425 Warrior Dollars/sem + \$125 One Card Dollars/sem) or Block 75 (75 Swipes/sem + \$225 Warrior Dollars/sem + \$75 One Card Dollars/sem) Meal Plans. If I do not pick an eligible meal plan, I will be assigned to and fiscally responsible for a Warrior Pass 200 Meal Plan.
- B. Meal Plan Dates depend on my Occupancy Option:
 - i. Spring/Summer Term & Standard Academic Year – Meal plan begins with breakfast on the first day of the Occupancy Period for the Standard Academic Year Occupancy Option and ends with dinner on the day before the last day of the Occupancy Period for the Standard Academic Year Occupancy Option. Note that a meal plan is not required for the Spring/Summer Term.
 - ii. Standard Academic Year – Meal plan begins with breakfast on the first day of the Occupancy Period and ends with dinner on the day before the last day of the Occupancy Period.
 - iii. Winter Term – Meal plan begins with breakfast on Monday, January 6, 2025 and ends with dinner on Tuesday, April 29, 2024.
 - iv. **My meal plan will not work during the University break periods:**
 - Thanksgiving Break: Closed after dinner Tuesday, November 26, 2024 through all meals on Sunday, November 31, 2024.
 - Term Break: Closed after dinner on Tuesday, December 17, 2024 through all meals on Sunday, January 5, 2025.

- **Spring Break:** Closed after dinner on Friday March 7, 2025 through all meals on Sunday March 16, 2025.
 - An exception to the above is the late night meal option that will be available from 8:00pm to 12:00am on Sunday, November 30, 2024; Sunday, January 5, 2025; and Sunday, March 16, 2025.
 - Warrior Dollars may be used when Wayne State Dining locations are open.
- v. If my Occupancy Period has been extended, the references above to Occupancy Period for the meal plan dates refer to the original Occupancy Period for my Occupancy Option and not my revised Occupancy Period dates.
- C. There is a period to change my meal plan at the beginning of each of the Fall and Winter terms to accommodate any changes in my class schedule. This is my only opportunity to change meal plans and any change in meal plan must still correspond to my academic status. The change periods are as follows:
- i. **Fall Term Meal Plan Change Period:** Friday, September 13- Friday, September 20, 2024.
 - ii. **Winter Term Meal Plan Change Period:** Friday, January 24 – Friday, January 31, 2025.
- If I request a meal plan change during the appropriate change period and it is approved, I am still responsible for the prorated cost of my initial meal plan up until the date of the change. The new plan costs will also be prorated from the date of the change.
- D. If I have dietary concerns, I must first meet with culinary staff to address these concerns. In the rare case that required accommodations cannot be met even after such meeting, I may request a meal plan exemption which will be reviewed and decided by housing and dining staff. However, I understand that few, if any, exemptions are granted.

7. HOUSING AND MEAL PLAN PAYMENTS AND DUE DATES. I understand and agree to the following:

- A. **When submitting my license agreement, I will pay a \$125 non-refundable application fee. This fee is non-refundable and will not be refunded for any reason.**
- B. I must pay the University the set amounts for my room and meal plan (if applicable) for the entire Occupancy Period.
- i. I agree and understand that at the time I sign this license agreement, the room rates and meal plan rates may not have been set by the University for the Occupancy Period but that I will be responsible for the rates set and published on the University's website for the Occupancy Period. Those rates will be published on the University's website prior to June 30, 2024, the last day on which I may cancel this license agreement for any reason as set forth below. For reference only, the rates for the academic year prior to the Occupancy Period are attached to this license (the "Prior Rates") and I acknowledge that the rates for the Occupancy Period are likely to be higher than the Prior Rates.
 - ii. **Special Terms for University Tower Unfurnished Apartments Only:**
 - Housing costs per person are determined by dividing the total cost of the apartment by the total number of persons living in the apartment who have entered into an active license agreement with the University.
 - If the number of persons living in the apartment changes during the Occupancy Period, my housing costs will change accordingly as of the first (1st) day of the month following such change (or the day of the change if the change in residents occurs on the first day of the month).
 - Any additional fees assessed during a semester due to occupancy changes must be paid immediately in accordance with the adjustment made on my student account or invoice.
 - I am responsible for any increases in the cost of my housing as a result of a person in my apartment being approved to cancel their housing license agreement.

- C. My housing and meal plan (if applicable) fees begin on the first day of the Occupancy Period, regardless if I move in after such date.
- D. Failure to utilize my housing assignment or the meal plan (if applicable), or make a payment for either, does not cancel my financial obligation.
- G. Housing and meal plan (if applicable) charges are billed by term and are due prior to move-in for the Spring/Summer term (Thursday, May 2, 2024), Fall term (Saturday, August 24, 2024) and prior to the University's first day of class for the Winter term (Monday, January 6, 2025).
 - i. University policy is that my tuition balance must be paid in full before any payments made will go to pay my housing bill or any other fees.
 - ii. Payments must be made at the Wayne State Cashier's Office or through my Academica account: <https://academica.aws.wayne.edu/>
- H. If I am removed from the University or University housing for any reason, I am still responsible for my housing and meal plan (if applicable) fees for the entire original Occupancy Period.

8. FAILURE TO PAY AMOUNTS DUE, REMOVAL FROM HOUSING, AND FISCAL RESPONSIBILITY. I understand and agree to the following:

- A. It is my responsibility to determine if I will have enough funds available to cover my tuition, housing, and meal plan (if applicable) fees. I understand that the Office of Housing and Residential Life can provide me with information on available University resources for any financial question/concerns I may have regarding tuition, housing and meal plan fees.
- B. Payments not received by the due date(s) will not only be assessed late fees according to the University's published late fee schedule, but will also be subject to collection, attorney and litigation costs, which also become my financial obligation. If my tuition and housing fees are not paid in full by the published due dates, my account will be moved into collections.
- C. Communications about unpaid tuition, housing, and meal plan fees may be sent to me by the University via email to my Wayne State University email account and it is my responsibility to regularly check that email account and respond to all emails regarding an outstanding account.
- D. If I fail to pay for my room and meal plan (if applicable) when due, the University may, without notice to quit or demand for payment, terminate this license agreement and repossess the licensed premises. If that occurs, I will still be responsible for all of the housing and meal plan fees for the entire Occupancy Period. I understand that this license agreement may be terminated and the licensed premises repossessed even when my account is in the collections process.
- E. Any delay in a financial aid disbursement, including being selected for verification, will not prevent me from being removed from my housing space for non-payment of fees.
- F. If I apply for a Satisfactory Academic Progress appeal (SAP) after the start of a term, I may still be removed from my housing space for non-payment of fees.

9. FINANCIAL INCENTIVE PILOT PROGRAM FOR RETURNING RESIDENTS

- A. Definitions:
 - i. Current Housing Resident: "Current Housing Resident" refers to an individual residing in any Wayne State University campus housing for any length of time between census day of Winter 2024 semester (Monday, January 22, 2024) and the end of the Winter 2024 semester.
 - ii. Qualified Buildings: "Qualified Buildings" refers only to the non-apartment style housing buildings which are Towers Residential Suites, Ghafari, and Thompson Home.
 - iii. Fall Semester: "Fall Semester" refers to Fall 2024 semester.
 - iv. Winter Semester: "Winter Semester" refers to Winter 2025 semester.
 - v. Fall Semester Census Day: "Fall Semester Census Day" refers to Monday, September 9, 2024.
 - vi. Winter Semester Census Day: "Winter Semester Census Day" refers to Friday, January 17, 2025.

- vii. Academic Year: "Academic Year" refers to the 2024-2025 academic year which is comprised of the Fall Semester and the Winter Semester.

B. Eligibility Requirements:

- i. Current Housing Resident - Must be a Current Housing Resident.
- ii. Live in a Qualified Building - Must complete a housing application, be an eligible resident for a Qualified Building, be assigned to a Qualified Building, and live and remain in a Qualified Building on or after Fall Semester Census Day to receive the Fall Semester credit and Winter Semester Census Day to receive the Winter Semester credit.
- iii. Forfeit Credit if Move to a non-Qualified Building - If the resident moves out of a Qualified Building to a building that is not a Qualified Building any time after the census date for the applicable semester and after the credit for that semester is posted to the student account, the \$500 credit will be removed and the resident will no longer be eligible for the credit for the applicable semester.

C. Financial Incentive:

- i. If eligible, the resident will receive a \$500 account credit in the Fall Semester and a \$500 account credit in the Winter Semester for a potential total of \$1,000 incentive for the Academic Year.
- ii. Each \$500 credit will be posted to the eligible resident account after census day of the applicable semester.

D. Disclaimer:

- i. The financial incentive is subject to eligibility and availability of space within the Qualified Buildings. If an individual is not eligible for the incentive, eligible to live in a Qualified Building, or if no assignable space is available in the Qualified Building in which the individual is qualified to live, the individual will not receive the financial incentive.

10. CANCELLATIONS. I understand and agree to the following:

A. If I desire to have my license agreement cancelled:

- i. I must complete a Cancellation Request Form and submit it to the Office of Housing and Residential Life for review and consideration.
- ii. All cancellation requests must be submitted via the process outlined on the University's Housing and Residential Life website at <https://housing.wayne.edu/resident/cancellation-process>
- iii. Submitting a Cancellation Request Form does not mean my license agreement is automatically cancelled or that it will be cancelled. My request is not approved and this license is not cancelled until I receive written notification of approval from the Office of Housing and Residential Life.
- iv. If I am denied my cancellation request, I understand that there is one opportunity to seek an appeal of that decision. The appeal must be submitted within 14 calendar days of the initial cancellation determination to be eligible for review by the appeal committee. This 14 day time period does not include official university holidays. Information regarding the appeals process is available on the Office of Housing and Residential Life website or from the Office directly.

B. I can request to cancel this license agreement only for one of the following circumstances:

- i. I can request to cancel for any or no reason up until June 30, 2024, but only if my Occupancy Period has not yet started by that date.
- ii. I can request to cancel for any or no reason within fourteen (14) calendar days from the day I signed my license agreement but only if I have not yet checked in and picked up my key to my assigned space.
- iii. I can request to cancel if I graduate from the University or if I am no longer an enrolled student at the University.

- Note that enrollment in online courses or satellite campus courses count as being an enrolled student.
 - If I am approved for cancellation because I am no longer an enrolled student, and I re-enroll at the University anytime during the Occupancy Period, my license agreement will be reinstated and I will be responsible for housing and meal plan (if applicable) fees for the entire Occupancy Period.
 - If I graduate, the cancellation takes effect at the end of the term in which I graduate and not before.
 - Depending on the reason that I am no longer an enrolled student at the University, I may be required to pay for the remainder of the current term or Occupancy Period.
- iv. I can request to cancel if I participate in a student teaching assignment that part of my education program at the University and is farther than 40 miles from University's Detroit campus. Written documentation of this assignment from the applicable University academic department must accompany the cancellation request.
 - v. I can request to cancel if I participate in an internship, co-op, or study abroad program that is part of my education program at the University and that is farther than 40 miles from University's Detroit campus, or is out-of-state, or out-of-country. Written documentation of this program involvement from the applicable University academic department must accompany the cancellation request.
 - vi. I can request to cancel if my medical documentation proves I developed a medical condition after signing my license agreement that University housing cannot reasonably accommodate and that prevents me from living on campus.
 - Before submitting a request, I must follow the procedure for requesting an accommodation as set forth in Section 5.
 - If I am approved for cancellation, I will be responsible for my housing and meal plan (if applicable) fees up through the later of the date of my submission of a properly completed Cancellation Request Form or the date that I complete a proper checkout of my assigned space, which includes turning in my room key.
 - I understand that I am not eligible to cancel my license agreement if the medical condition is that of a family member or friend.
- C. If I am permitted to cancel this license agreement:
- i. I forfeit the entire \$125 non-refundable application fee.
 - ii. If I have a required meal plan, the date of my housing cancellation will also be used to cancel my meal plan.
 - iii. If the cancellation takes effect during an academic term, I will have 48 hours to vacate my housing assignment and I will be charged for my housing and required meal plan (if applicable) fees until the date specified in my cancellation approval or the date I complete a proper checkout of my assigned space, which includes turning in my room key, whichever is later.
 - iv. If the cancellation is for the entire Winter 2024 term, I will be responsible for my housing and required meal plan (if applicable) fees through the end of the revised Occupancy Period (December 18, 2024), even if I move out prior to that date.
 - v. If I originally had the Spring/Summer Term & Standard Academic Year Occupancy Option and the cancellation is for the entire Standard Academic Year, I will be responsible for my housing and required meal plan (if applicable) fees through the end of the revised Occupancy Period (August 17, 2024), even if I move out prior to that date.
 - vi. If I do not complete a proper checkout of my assigned space, which includes turning in my key, by the date specified in my cancellation approval, I will be charged and responsible for housing and required meal plan (if applicable) fees until the date I complete a proper checkout.

- D. If I am not approved for cancellation I remain liable for all my housing and meal plan (if applicable) fees for the entire original Occupancy Period, even if I choose to move out early or to never move in.
- E. If I am medically withdrawn from the University it is my responsibility to request to cancel my license agreement by submitting a Cancellation Request Form to the Office of Housing and Residential Life for consideration as the University will not automatically cancel my license agreement in these situations.

11. TERMINATION BY UNIVERSITY. I understand and agree to the following:

- A. In addition to the other rights of termination the University has under this license agreement and the Community Living Guide, the University has the right to, and may, terminate this license agreement if I violate the terms and conditions of this license agreement or any rules, regulations, or policies of the University or the Community Living Guide, any municipal, state, or federal laws, or the University's Student Code of Conduct or fail to pay any fees under this license agreement.
- B. I will be given written notice of the termination and a specific date by which to vacate University housing.
- C. If my license agreement is terminated by the University pursuant to this Section 11, I will not be entitled to a refund or any housing or meal plan (if applicable) fees and I am responsible for payment of housing and meal plan (if applicable) charges for the entire original Occupancy Period. Any unbilled housing or meal plan (if applicable) charges for the remainder of the original Occupancy Period will be applied to my student account at the time of termination.

12. COMPLIANCE WITH GUIDELINES AND REGULATIONS. I understand and agree to the following:

- A. I will abide by all rules and regulations established by the Office of Housing and Residential Life, the Office of the Dean of Students, the individual living units, and the University. I understand that copies of the Wayne State University Student Code of Conduct and the Community Living Guide, as modified from time to time, are available to me through the WSU website and are incorporated as part of this license agreement.
- B. The Community Living Guide is the Office of Housing and Residential Life's official document that outlines the rules, regulations, and policies of living in University housing. Therefore, I understand and agree that the rules, regulations, policies, obligations and responsibilities imposed upon me by the Community Living Guide in effect at the time are binding and enforceable against me as an integral part of this license agreement.
 - By signing this license agreement I agree that I have read the Wayne State University Student Code of Conduct and the [Community Living Guide \(https://housing.wayne.edu/pdf/community-living-guide.pdf\)](https://housing.wayne.edu/pdf/community-living-guide.pdf) and that I will read them periodically throughout the Occupancy Period as the content may have been modified and I am responsible for abiding by the most current version of each.
- C. If I am assigned to a Living Learning or Thematic Community that I must sign and abide by the applicable community policies.
- D. The University reserves the right for authorized representatives of the University, its contractors, concessionaires and vendors to enter an accommodation at a reasonable time and upon reasonable notice to perform cleaning, maintenance or inspection; or to enter without prior notice and at any time whenever there is or there is believed to be immediate or serious threat to the safety, health or well-being of persons or property or reasonable cause to believe there is a violation or suspected violation of University rules or regulations.
- E. Wayne State University is a smoke-free and tobacco-free campus and that smoking or tobacco use anywhere on campus, including campus housing, is not permitted. A copy of the policy can

- be obtained at <http://wayne.edu/smoke-free/policy/>.
- F. All keys and key cards, in whatever form, physical or digital, issued by the Office of Housing and Residential Life are the property of the University. I also understand that I cannot duplicate, modify, exchange, or give my key to another person at any time.
 - G. I am responsible for keeping my living space in the same condition it was in when I moved in. I also understand if any damage occurs to my living space during the Occupancy Period, I will be charged to restore the damage.
 - H. If any damage occurs in common areas I will be charged an equal share along with all other residents on the floor/suite, if a responsible party is not identified.
 - I. University email is the official means of communication from the Office of Housing and Residential Life, and it is my responsibility to read, respond to, and adhere to all communication sent to me via my University email.
 - J. If my assigned space is destroyed or damaged in such way where it prevents the use of the facility (i.e. strike, public emergency, natural disaster, riot or other unforeseen circumstances) beyond the control of the University my license agreement may be terminated at the discretion of the University or its designee and I will be responsible for the prorated charges to the date of the termination.

13. LEAD-BASED PAINT DISCLOSURE.

I understand that the University does not have any reports or records pertaining to the presence of lead-based paint except in Chatsworth Apartments. I acknowledge that I have reviewed the pamphlet entitled "Protect Your Family from Lead in Your Home," online at <http://epa.gov/lead/pubs/leadpdf.pdf>.

14. LIABILITY, INDEMNIFICATION, AND INSURANCE.

- A. I understand that I am responsible and liable for any and all injury and damage to persons or property caused directly or indirectly by me or my guests' intentional or negligent acts or omissions (including injury or damage caused by personal property). I further understand that neither the University nor its contractors, concessionaires and vendors (collectively the "Released Parties"), will be liable to me or any of my guests for injury, damage, or loss to person or property caused by criminal conduct of other persons, including theft, burglary, assault, vandalism, or other crimes or my personal conflict with my roommates. To the maximum extent allowable by law, I further agree to hold harmless and to indemnify and release the Released Parties, successors and assignees from liability for claims of illness, death, bodily injury and/or property damage, including personal injury liability, occurring on or about the premises, except to the extent that such death, injury and/or damage is caused by the gross negligence or willful act of the Released Parties.
- B. I understand that I am responsible and liable for insuring my personal property, including losses due to fire, smoke, water, theft, defective wiring or any other unforeseen occurrence beyond the control of the University. I also understand the University and its contractors, concessionaires and vendors are not responsible or liable for any loss or damage to my personal property and do not provide any property or liability insurance coverage for my benefit.
- C. The University recommends that students carry a renter's insurance policy.

15. PARKING.

The cost of parking is not included in my housing or meal plan (if applicable) fees. If I need to park on campus, I will be required to purchase a permit through the University's Parking Department in the OneCard/Parking Service Center located in the Welcome Center or online at <http://parking.wayne.edu>.

16. PHOTOGRAPH, VIDEO AND AUDIO RECORDINGS RELEASE:

- A. I agree and grant to the University the absolute and irrevocable right and unrestricted

permission to use my name, likeness, image, voice, and/or appearance as such may be embodied in any pictures, photographs, video recordings, audiotapes, audio recordings, digital images, and the like, taken or made on behalf of the University either with my consent or while I am in any public spaces, grounds, offices or University sponsored events at the University. I agree that the University has the authority to use such material for any purpose, including in marketing materials, which University and/or those acting pursuant to its authority deem appropriate. These uses include, but are not limited to, videos, publications, advertisements, news releases, web sites, television broadcasts, radio broadcasts, public displays, and any promotional or educational materials in any medium now known or created in the future.

- B. I acknowledge that I will not receive any compensation for the use of such images, video, audio, likeness, etc. I hereby release and discharge the University from any and all claims and demands arising out of or in connection with the use of my name, likeness, image, voice and/or appearance, including any and all claims for invasion of privacy, right of publicity, misappropriation or misuse of image, and/or defamation. This release shall be binding upon me, my heirs, legal representatives, and assigns.
- C. If I do not want to have such images, video, audio, likeness, etc. used by the University, I must submit my request in writing, prior to the start of the Occupancy Period, to the Office of Housing and Residential Life, Wayne State University, via email at housing@wayne.edu.

17. FERPA RELEASE:

- A. I understand that in accordance with the Family Educational Rights and Privacy Act of 1974 ("FERPA"), the University is allowed to disclose certain information about its students only to those persons or entities for which the student gives written consent. I also understand that the University may disclose certain information to "school officials" who need the information in order to perform their professional, contractual responsibilities with the University. This includes individuals or companies who have contracted with the University as an agent to provide a service or services for the University. In such instances, the contracting agent may have access to certain information without the requirement of a written release from me.
- B. I understand and agree that the University may disclose the information specified below to the University's assigns, contractors, concessionaires, and vendors to be used only for purposes related to University housing operations and/or enforcement of this license agreement:
 - i. all information contained on my student housing application, including personally identifiable information, such as my social security number;
 - ii. all of my financial aid records, including my status of file, award and disbursement of funds information, satisfactory academic progress status, income information, and any other information contained in my financial aid applications, FAFSA or financial aid file; and
 - iii. all of my student account information, including my status of payment of housing fees and other amounts.
- C. This FERPA release, which I am acknowledging by signing my application for housing does not include the disclosure of any of my academic records to such third parties. The foregoing information may be released orally, visually, or in the form of copies of written records, as we elect from time to time. This authorization will remain in effect from the date it is executed until revoked or updated by me, in writing, and delivered to the University's Office of Housing and Residential Life. Any revocation shall not affect disclosures previously made by the University prior to the receipt of my written revocation or any disclosures allowable under FERPA without my consent.
- D. I acknowledge that this information is released subject to the confidentiality provisions of the Family Educational Rights and Privacy Act and other applicable federal and state laws and regulations, which prohibit disclosure of educational information without the specific written consent of the individual to whom it pertains, or as otherwise permitted.

18. STUDENT SIGNATURE:

- A. By signing this license agreement and/or submitting an application for housing, I understand and agree that
 - i. I have read and acknowledge all housing information provided and/or publicly available,
 - ii. I am agreeing to the terms and conditions of this license agreement, and
 - iii. I am personally responsible for all terms and conditions of this license agreement, including but not limited to the financial obligations.
- B. An electronic signature or other electronic acknowledgement of this agreement shall have the same force and effect as an original signature. This agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

19. PARENT OR LEGAL GUARDIAN SIGNATURE (only applicable if the student is under the age of 18):

- A. If the student is under the age of 18 on the day this license agreement is signed, a parent or guardian must also read and acknowledge all housing and meal plan information provided and/or publicly available and sign this license. The parent/guardian will receive an email at the email address provided by the student in the application process with information regarding the application process, including providing the parent/guardian with an opportunity to sign this agreement.
- B. **Failure to provide a copy of this license agreement signed by a parent or guardian, will render your application incomplete. An assignment will not be made unless your application is complete.**
- C. By signing below, the student's parent/guardian understands and agrees that he/she has read and acknowledges all housing information provided and/or publicly available and is also agreeing to the terms and conditions of this license agreement and personally responsible for all terms and conditions of this license agreement, including but not limited to the financial obligations, as though he/she is the student. An electronic signature or other electronic acknowledgement of this agreement shall have the same force and effect as an original signature. This agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

Signature: _____

Printed Name: _____

Date: _____

Student's Name: _____

FORM APPROVED
for 2024-2025
01/17/2024
OFFICE OF THE
GENERAL COUNSEL

PRIOR RATES FOR REFERENCE ONLY

2023-2024 RATES

Wayne State University Housing & Dining Rates 2023-2024		Academic Year	Semester
Ghafari & Atchison Halls			
Single Occupancy rooms with private bath		\$9,259	\$4,629.50
Large Single Occupancy rooms with private bath *		\$10,232	\$5,116
Double Occupancy rooms with private bath		\$7,008	\$3,504
Tripe Occupancy rooms with private bath		\$5,968	\$2,984
* Ghafari only for 22-23 year only			
The Towers Residential Suites			
	Suite Types		
Double Occupancy room with shared bath	A	\$7,340	\$3,670
Single Occupancy room with private bath	E and G	\$9,860	\$4,930
Double Occupancy room within a suite	B and C	\$8,146	\$4,073
Single Occupancy room within a regular suite	C, D, and F	\$8,407	\$4,203.50
The Thompson Suites			
Single Occupancy rooms with shared bath		\$9,562	\$4,781
Double Occupancy rooms with shared bath		\$7,156	\$3,578
Triple Occupancy rooms with shared bath		\$6,171	\$3,085.50
Chatsworth Suites			
Single suite with private bath		\$9,679	\$4,839.50
Double Occupancy room in 4-person suite w/ shared bath		\$8,712	\$4,356
Double Occupancy room in 6-person suite w/ shared bath		\$8,388	\$4,194
Anthony Wayne Drive Furnished Apartments			
Studio apartment single		\$13,387	\$6,693.50
One-bedroom apartment single		\$13,934	\$6,967
Two-bedroom apartment single per room		\$12,363	\$6,181.50
Four-bedroom apartment single per room		\$10,655	\$5,327.50

University Tower Apartments		Academic Year	Semester
One Bedroom unfurnished (can be shared by 2)		\$11,187	\$5,593.50
Two-bedroom unfurnished (can be shared by up to 4)		\$12,857	\$6,429.50
Three-bedroom unfurnished (can be shared by up to 6)		\$17,289	\$8,644.50
Resident Meal Plans			
Warrior Pass 200 (Unlimited + \$150 Warrior Dollars + \$50 One Card Dollars/sem)*		\$4,600	\$2,300
Weekly 15 + 400 (Fifteen Swipes/wk + \$300 Warrior Dollars + \$100 One Card Dollars/sem)*		\$4,600	\$2,300
Block 175 +\$550 (175 Swipes/sem+ \$425 Warrior Dollars + \$125 One Card Dollars/sem)*		\$4,600	\$2,300
Block 110 +\$550 (110 Swipes/sem+ \$425 Warrior Dollars + \$125 One Card Dollars/sem)		\$3,580	\$1,790
Block 75 +\$300 (75 Swipes/sem+ \$225 Warrior Dollars + \$75 One Card Dollars/sem)		\$2,160	\$1,080
*First-year students are required to pick one of these plans.			
Create-Your-Own Plans (non-residence hall students/faculty/staff)			
	Per plan		
CYO Block 15 (15 Swipes/sem)	\$129		
CYO Block 30 (30 Swipes/sem)	\$245		
CYO Block 45 (45 Swipes/sem)	\$360		