RESIDENCE HALL CONTRACT
SOUTHERN BAPTIST THEOLOGICAL SEMINARY
2825 LEXINGTON ROAD
LOUISVILLE, KENTUCKY 40280

This agreement is between the lessee and The Southern Baptist Theological Seminary. The resident is responsible for all contents of the signed housing contract, policies referenced in the Student Housing handbook and all other seminary policies as referenced in the Student Handbook.

_____ LESSEE STATUS—Only students of the Southern Baptist Theological Seminary and Boyce College may be parties under this agreement. A graduate may contract for and occupy the space until the last day of the term during which his or her coursework is completed.

_____ CONTRACTED SPACE--Your unit is not to be occupied by any person other than you and your roommate as listed on the contract. You will not assign the contract or sublet the unit or any part of your interest in it.

_____ DAMAGES--Permanent changes to your unit (such as painting, installing fans or light fixtures, etc.) are not allowed. You will be charged for repairs required as a result of any damages beyond normal wear and tear to units and furnishings that you or a guest may have caused.

_____ FIRE SAFETY--Tampering with a smoke detector or other fire suppression resources in any manner by any resident is viewed as deliberate vandalism of seminary property. Violators will be subject to disciplinary action such as fines and/or removal from campus housing. Public stairways, hallways and landings must be kept free of personal belongings at all times.

_____ SEMINARY RIGHTS--The seminary shall have the right to relocate any resident to another housing unit after giving the resident as much prior notice as possible. In the event of relocation, your rent will become that of the substituted unit at the beginning of the next academic term. Seminary agents have the right to enter the unit at all reasonable hours and whenever necessary for inspection of the room or seminary-owned furnishings, to make repairs and alterations, and to effect pest control.

_____ TERMINATION OF CONTRACT-- Any violations of this contract will be considered breach of contract and may result in disciplinary action such as fines and/or eviction from campus housing. If you default in compliance with any condition of this contract or other seminary policy, the seminary may notify you of any default and request that within five days of the receipt of such notice you correct the default. If termination and forfeiture of the contract is enforced, the seminary will terminate the contract, re-enter the premises, retake possession, and recover damages, including costs and attorney fees.

_____ LIABILITY--The seminary will not be liable for any inconvenience or for any damage/loss of any of your personal belongings or those of your family or guests. **Each resident is encouraged to purchase renter's insurance**. Rent adjustments will not be made in case of personal inconvenience or loss or damage of personal items.

_____ RENT--The semester rent charge and meal plan will be due and payable simultaneously with other fees and charges at matriculation. You must make payment in full or arrangements through FACTS for the semester rent amount before the payment deadline of **_____.** There will be a $100 late fee applied to your account if this amount is unpaid after that date.

_____ TERM DATES—Residence halls open on specific dates for each semester as posted on the Student Housing web page. Mandatory move out dates for those not residing on campus during semester breaks are provided in the Student Housing Handbook. Students wishing to stay in campus housing for the Summer J-term must also contract for either the preceding Spring or following Fall semester. Students not staying for the next semester must vacate by the end of the January/Summer term.

_____ REFUNDS--Refunds for housing charges will be made only according to the following schedule:

Vacating before the close of online registration	75%
Vacating by the last business day of September for fall and the last business day of February for spring	50%
Vacating after September/February but by the midpoint	25%
Vacating after the midpoint until the last day of classes	0%

_____ CHECK-OUT PROCEDURES—When vacating a unit, **YOU** must personally visit Student Housing during regular hours to check out of campus housing. Boyce College residents are required to provide signed RA Check-out form when checking out. Rent charges will continue to accrue until the checkout process is completed; and a fine will be assessed for the improper checkout. The seminary shall remove and dispose of, at the owners' expense, any personal property left in the contracted space after a tenant has vacated a unit.

ACCEPTANCE
I understand my contract runs through **_____** and I understand the penalty for vacating the unit early. I understand if I have not vacated my unit by the date listed above that I will be charged for the subsequent term.

_____ _____
Student (print name) ID# Student signature

_____ _____
Student Housing signature Date Resident Cell/Phone Number

Housing assignment: _____ PO Box:_____ _____
Your semester rent amount is: $_____ Keys issued: _____
Lost key fee: $50.00 each key