





**1.06 No Assignment.** This Agreement and the rights and privileges granted to the Student under it are not assignable by the Student and the Student may not sublet the Room. The Student may not permit the use of the Room by any other person, other than a person designated by the Manager. The Room or Student Housing ser3(h)-5(n)-6(g)-6( )-2(se)-6(r)-ny or person, other tther t







(b)	<b>\$3,950.00</b> payable as to <b>\$2,050.00</b> on or before <b>November 15, 2024</b> at <b>5:00 p.m.</b> and as to <b>\$1,900.00</b> on or before <b>January 15, 2025</b> at <b>5:00 p.m.</b>
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**Summer Semester 2024 - Payment Schedule - Four Bedroom Suite - NEW BUILDING**

(a)	<b>\$3,400.00</b> payable on or before <b>April 15, 2024</b> , at <b>5:00 p.m.</b> or
(b)	<b>\$3,550.00</b> payable as to <b>\$1000.00</b> on or before <b>April 15, 2024</b> at <b>5:00 p.m.</b> and as to <b>\$850.00</b> on or before <b>May 15, 2024</b> at <b>5:00 p.m.</b> and as to <b>\$850.00</b> on or before <b>June 15, 2024</b> at <b>5:00 p.m.</b> and as to <b>\$850.00</b> on or before <b>July 15, 2024</b> at <b>5:00 p.m.</b>

**Academic Year 2024 - 2025 - Payment Schedule - Four Bedroom Suite - NEW BUILDING**

(a)	<b>\$6,800.00</b> payable on or before <b>June 15, 2024</b> , at <b>5:00 p.m.</b> or
(b)	<b>\$6,950.00</b> payable as to <b>\$4,400.00</b> on or before <b>June 15, 2024</b> at <b>5:00 p.m.</b> and as to <b>\$2,550.00</b> on or before <b>November 15, 2024</b> at <b>5:00 p.m.</b>
(c)	<b>Payment Plan - Must contact Management after application has been submitted. Please note that submission of application is not a guarantee of your payment plan.</b>

**Fall Semester 2024 - Payment Schedule - Four Bedroom Suite - NEW BUILDING**

(a)	<b>\$3,400.00</b> payable on or before <b>June 15, 2024</b> , at <b>5:00 p.m.</b> or
(b)	<b>\$3,550.00</b> payable as to <b>\$1,850.00</b> on or before <b>June 15, 2024</b> at <b>5:00 p.m.</b> and as to <b>\$1,700.00</b> on or before <b>November 15, 2024</b> at <b>5:00 p.m.</b>

**Winter Semester 2025 - Payment Schedule Four Bedroom Suite - NEW BUILDING**

(a)	<b>\$3,400.00</b> payable on or before <b>November 15, 2024</b> , at <b>5:00 p.m.</b> or
(b)	<b>\$3,550.00</b> payable as to <b>\$1,850.00</b> on or before <b>November 15, 2024</b> at <b>5:00 p.m.</b> and as to <b>\$1,700.00</b> on or before <b>January</b>







snow penetration, exterior weather conditions, damage arising from any cause beyond the control of the Manager or Institution, and any damage or injury arising from the activities of employees, contractors or agents of the Manager and the Institution. The Housing student agrees that by executing the Agreement and residing in the Housing, they are acknowledging that they understand and freely assume the risks associated with communal living, including but not limited to risks of potential exposure to physical, mental or emotional harm or injury, communicable diseases and other contagious viruses. Accordingly, the Housing student on their own behalf and on behalf of their successors, beneficiaries and next of kin hereby waives their right to demand or make any claim against (and indemnifies, releases and covenants and agrees to hold harmless each of) the Manager, the Institution, their agents, contractors, officers, directors, governors, management, successors, assigns, students and employees from or in relation to any and all damages, physical or other harm, death, liability, claims, expenses or loss due to any cause whatsoever, including negligence, breach of contract, or any other cause related to this Student Housing Agreement and the provision of services or accommodation, including but not limited to exposure to communicable diseases and contagious viruses. The Housing student further agrees to take all reasonable precautions and follow recommendations by public health authorities to mitigate the spread of communicable diseases while living in the Housing community. Failure to follow the Student Housing Agreement and measures related to said communicable diseases (including but not limited to Covid-19), or failure to follow directions from staff regarding communicable disease related rules or measures may result in standards action up to and including eviction from student housing.

**4.07 Heating of Room.** Throughout the Term the Manager will provide a heating system sufficient to provide a comfortable temperature in the Room and will operate, maintain and repair that heating system. During any period in which the heating system is not functioning to the standards set out above, the Manager will use commercially reasonable efforts, after receiving notice of the deficiency, to have the system repaired and functioning as soon as may be possible in the circumstances. In no event however, is the Manager liable to the Student for any consequential illness or discomfort and the Manager shall not be deemed to be in default of its obligations under this Agreement, so long as it is using commercially reasonable efforts to have the system repaired.

**4.08 Prohibited Items.** Only refrigeration appliances supplied with the Room are to be used. No other refrigeration items are to be brought into the Room. In order for appliances to be used in Student Housing, they must bear a visible serial number and a CSA or UL identification tag. Irons, toaster ovens, coffee makers, electric kettles protected by automatic circuit breakers, and other small appliances found in rooms that do not bear a CSA or UL identification tag, without liability to the Manager for spoilage or damage to the appliance removed. The following are prohibited: open coil hot plates, deep fryers, indoor barbecues, fondues and the like; pets; candles, incense, lava lamps, halogen lamps, large musical instruments or noise producing devices such as subwoofers and PA systems, illegal substances, alcohol and illegal drug paraphernalia, single serving glass alcohol containers (i.e. beer bottles, coolers, etc.), novelty glass liquor bottles, and large common source containers (i.e. kegs, 60oz containers); weapons, replica weapons, or any device that is designed for (or could be used for) the purpose to intimidate, threaten, harm, or kill.

**4.09 Cable Television, Telephone & Internet Services.** If the Housing student wants additional cable television, telephone or internet service above and beyond that provided in the Room, the Housing student must submit full details to and request and obtain the prior written approval of the Manager and Institution. With respect to Internet Services, the Institution may at its discretion only allow either the standard provided service or the approved alternate service and not both at the same time (Housing student's use of wireless routers, routers, or switches are not permitted). Cutting of wiring, boring of holes, the use of wireless routers, routers, or switches are not permitted. Any unauthorized services or equipment may be removed by the Manager, at the Housing student's expense. The Housing student agrees to be responsible for the cost of any equipment or services provided by the Housing student that are not provided by the Institution.

**4.10 No Moving of Supplied Furnishings.** All furnishings and equipment supplied with the Room shall remain in the Room for the duration of the Term. All furnishings, if rearranged, must be returned to their original position found at the commencement of the Term. No common area furniture is to be moved into the Room. Charges will apply otherwise.

**4.11 No Removal or Substitution.** The Student may not remove, alter or change any property in the Room which is provided on occupancy or at any other time during the Term, including and not limited to; furnishings, fixtures, equipment, television sets, appliances, window screens, floor coverings and any mattress covering. The Student shall use all such items only for their intended purpose.

**4.12 No Renovation or Installation.** The alteration or renovation of the Student Housing facilities, furniture, fixtures, or equipment supplied in the Room is not permitted. The lock(s) provided by the Manager are the only locks to be used to secure the door to the Room. No other locks may be installed by the Student and the Student may not change the keying of the lock(s) which are provided. Unauthorized changes to temperature settings or duct or diffuser settings in the Room, and any attempt to make changes to the heating system in the Room are prohibited. The Student may not install any electrical equipment which will overload the capacity of a circuit. Altering or otherwise tampering with electrical systems is prohibited. The Student may not install furnishings or equipment of any kind (including and not limited to; shelving, light fixtures, audio or visual equipment, satellite dishes and radio or television antenna(e)), without the prior written consent of the Manager. If the Student installs any such equipment without the Manager's consent, the Student will immediately remove it after notice from the Manager, failing which the Manager may remove the furnishing or equipment at the expense of the Student without further notice and without liability to the Student for any damage to the furnishing or equipment so removed. The Student is responsible to pay the costs of repairing all damage to the Room or Student.

**4.13 Decorations.** The only acceptable form of affixing items to walls is the use of double-sided tape or magic mounts, and must be removed by the Housing student prior to move out, or be subject to removal charges. Spikes, hooks, screws, tacks or nails or any permanent adhesion type tape shall not be put into or on the walls or woodwork, ceilings, furnishings, doors or windows of any part of the Student Housing. Students may not decorate the outside of their room door unless for special occasions approved by the Manager. Strings of indoor lights should not be in direct contact with any flammable materials and should not be left on while the room is unattended.

**4.14 Parking.** Housing students must park vehicles in designated spaces only, as allotted by the Institution. The housing student • @!#e-2!# Áæ@!# @!# Á windshield such decal, label or other distinguishing marker as the Institution directs for identification. Housing students parking cars or other motor vehicles in unauthorized areas without the payment of fees or without a formal written Agreement with the Institution may be charged with trespassing and, in addition, the vehicle may be removed at the Housing student's Ác] ^} • ^Á without notice and without any liability by the Institution or the Manager for damages of any kind. Housing students may not bring onto the Student Housing property any unlicensed or uninsured motor vehicle. If any vehicle become uninsured or has its license expire while parked on the Student housing property, it must be removed by the housing students, failing which, after notice, the Institution may remove the vehicle at the Housing student's Ác] ^} • ^Á without notice and without any liability by the Institution or the Manager for damages of any kind. Bicycles must be stored or kept only in such locations that may be designated by the Manager. All vehicles and bicycles and their contents, if any, are brought onto the student housing property at the sole risk of the owner.

**ROLE OF THE PRIMARY AND SECONDARY CONTACTS**

videotape now or in the future and waives any right to royalties or other compensation arising from or related to the use of any such photograph, videotape or electronic matter.

## **RULES AND REGULATIONS**

### **7.01 Student Housing Community Living Standards.**

- (iv) If the Student is on the wait list and a space becomes available after **June 15 (Deadline 1)**, the Student will be offered a space in Student Housing, all regular cancellation policies and payment deadlines apply.
- (v) If a space becomes available after **August 1 (Deadline 3)**, then the Student will be charged

**TABLE 5: Refunds, Cancellation Fees, and Deadlines**

Late applicants will be subject to the same cancellation deadlines outlined below. The cancellation date is the date the student vacates the Residence.

Terms		Deadline 1	Deadline 2	Deadline 3	Deadline 4	Deadline 5
<b>Summer Applications &amp; Agreements</b>	<b>Date</b>	On or before March 31	April 1 . April 29	April 30- Move in day	Move-In Day	
	<b>Fee</b>	full refund of Residence Fees	Cancellation fee of \$500	Cancellation Fee of \$1,000	Charged for each	