1. Subject to termination provisions under Section 3, this License shall be for the academic year (2 semesters) or for the balance of the academic year, if entering after the beginning of the Fall Semester. License is non-transferable.

2. Once the Room and Board License has been signed by the student (or by a parent/guardian if under 18), the student will be obligated to pay the full room and board rate for the entire term of the License.

3. This License will automatically be terminated at the end of the first semester if and only if the student has graduated or successfully completed his/her scheduled academic course and will not be a student in the spring semester. This License may be terminated by the student if the student has been assigned by the University to be off campus during the Spring Semester for student teaching, field experience, or other academic work.

4. This License is for board (meal plan) as well as for housing. It is not the policy of the University to provide housing only.

5. The room and board rate is to be determined by the Board of Trustees for the University of Maine System. Charges are payable in a variety of ways subject to student accounts policy. Information on payment plans will be forthcoming with the student bill.

The financial requirements of the University, changing costs, legislative action and other events may require an adjustment of these charges, expenses and refunds. The University reserves the right to make such adjustments to the estimated charges, expenses and refunds as may from time to time be necessary in the opinion of the Board of Trustees, up to the date of final registration for a given academic term. An adjustment in rate will be made for the periods during which a student is absent from the residence hall and dining hall for University assigned student teaching.

6. At a later date, returning students and new students will receive notification of the time, the day, and the date by which they may occupy their rooms. Residence halls are to be vacated by 9:00 a.m. on the day following the close of classes before a vacation or mid-semester break and may not be occupied before classes resume. All students, except graduating seniors, must vacate the residence halls within 24 hours of their last final examination (unless otherwise arranged with the Student Life Office). In the case of withdrawals, suspensions, or dismissals, students must vacate by the date of clearance stated by the Director of Residence Life or a designee.

7. The indicated room and board does not include room or meals during vacation periods.

8. If a student does not withdraw from the University, but either voluntarily leaves or is removed from the residence halls, there will be no room and board refund. Exceptions may be made only in case of catastrophic circumstances. The refunds, if any, in these cases will be determined by the University according to the circumstances of each case and its decision will be binding.

The University reserves the right to withhold refunds to cover damages attributable to the student. Students who withdraw from the University will be charged board at the established daily rate through the date of withdrawal. Students withdrawing from the University may receive the following refund for room:

- Withdrawal prior to first day of classes = 100%
- Withdrawal prior to end of 1st week = 100%
- Withdrawal prior to end of 2nd week = 75%
- Withdrawal prior to end of 3rd week = 50%
- Withdrawal prior to end of 4th week = 25%
- Withdrawal after 4th week = 0%

9. Returning students ordinarily select their rooms during Room Selection. It is the responsibility of returning students to go through this process. New students are assigned rooms over the summer. The University reserves the right to make room assignments, and, at its sole discretion, to make reassignments of residential halls and/or rooms for the benefit of the individual or the University. In such circumstances, the student agrees to move within the time requested by the University. All campus housing is single sex by room with the exception of Scott South Hall which is all female; first floor of Mallett Hall and Francis Allen Black which are requested gender neutral spaces.

10. The student agrees that rooms shall be used only as student-living rooms and that no commercial operation shall be carried on therein, except as provided under a License issued by the Director of Residence Life.
11. The student agrees that continued compliance with the rules and regulations of the University of Maine at Farmington, for the residence halls, and of the residence hall student government is a condition of this agreement. Violation of any such condition, or of any other provision of this agreement, shall entitle the University, at its sole option, to terminate this agreement. Such termination shall become effective upon delivery of written notice to the student, or upon verbal contact with the student. Students shall vacate the room and residence hall within the period of time specified in such notice by the Director of Residence Life or designee.

12. The University shall have no responsibility for the loss or damage to property belonging to or in the custody of the student, or for any property brought into the residence halls by any person.

13. There is limited space to store personal items in the residence halls. There is no storage available in Black Hall. All items must be clearly labeled with the date stored and the resident’s campus and permanent contact information. Any property that remains in a residence hall three months after a student has left campus will be considered abandoned. Abandoned items will be subject to State of Maine Abandoned Property Guidelines.

14. The student's privacy in his/her room is recognized and will be protected by the University. However, the University reserves the right to inspect all rooms, in the presence of the residing student whenever possible, for the purpose of inventory, fire protection, sanitation, safety, maintenance, and rule enforcement. The University specifically reserves the right to regulate the use of residential halls and rooms in accordance with University regulations and the Student Conduct Code. The University may make routine repairs during the normal work day and emergency repairs whenever necessary.

If a member of the University staff has reasonable grounds to believe entry is required in an emergency situation to protect the safety or security of any person or property, such staff member may enter in order to attempt to alleviate and/or correct the situation.

15. Students assigned to a given room will be held financially responsible for damage beyond normal wear and tear to the room and its furnishings. Damage resulting from the use of Scotch tape and other adhesive agents, or tacks and nails may exceed normal wear and tear. No painting, alterations or other repairs, or the removal of furniture shall be permitted by the student or group of students, unless authorized by the Director of Residence Life or his/her designee. A student must vacate his or her room leaving the premises in the condition it was upon occupancy. A cleaning charge of a minimum of $30 may be assessed if student does not clean his/her room before vacating it. It is the responsibility of the student to check out of his/her room properly when leaving the residence halls or changing rooms. Failure to do so will result in a $25 improper check-out fee.

16. In the case of damage or theft to property in public or general areas, charges to those students who have been held responsible shall be assessed on an equitable basis as determined by the Departments of Residence Life and Facilities Management, whose decision shall be binding.

17. Students are able to use electrical appliances such as hair dryers, irons, and corn poppers which are U.L. approved and which have self-contained, thermostatically controlled heating elements. However, we strongly urge all students to bring Energy-Star rated appliances to campus to aid in energy reduction. The following items, while not all inclusive, are not permitted in student rooms: microwave ovens over 700 watts, full-size refrigerators, halogen lamps, electric space heaters and other high intensity electrical appliances, and drums. Because of fire hazards, fireworks, candles, incense and open flame devices are prohibited from the residence halls. Because of safety and storage concerns, lofts and other devices used to raise beds are not permitted. Pets (with the exception of fish) are not permitted in the residence halls.

18. Weapons, including, but not limited to, firearms, bows, arrows, rockets, launching devices, air guns, knives, edged weapons and martial arts weapons are not permitted on property owned by or under the control of the University of Maine at Farmington. Any exception must be approved by the Director of Public Safety.

19. In accordance with University Policy, there is no smoking allowed in the residence halls, including student rooms.

20. The University reserves the right to utilize any student room during the vacation time between the fall and spring semesters of an academic year. Therefore, the University reserves the right to have students remove their belongings during this period.

21. The room rate will be adjusted when the status of a room changes. Prior to occupancy, the rate will be adjusted in accordance to the new status. During occupancy, the rate will be pro-rated.

22. This License is made and is to be construed in accordance with the laws of the State of Maine.

23. If any provision of this License is determined to be invalid or unenforceable it shall not affect the validity or enforcement of the remaining provisions hereof.
24. **Academic Credit and Grade Point Average Requirements for Living in Campus Housing**

To be eligible to reside in University housing, a person must be a full-time student (defined as taking a minimum of 12 academic credits in both the fall and spring semesters, and a minimum of 4 academic credits in the May Term) in any academic program and making satisfactory academic progress toward a degree. Students carrying less than 12 credits per semester or less than 4 credits during May term may appeal to live on campus. Students are expected to maintain a minimum cumulative grade point average of 2.0.

Students who do not meet the full-time credit requirements must have the permission of Residence Life in order to reside on campus. Students who fall below the 2.0 cumulative grade point average may appeal to live in on-campus housing. This appeal must be in writing and needs to contain a plan for future academic success.