

Introduction: The Shepherd University Residence Life System includes any living accommodations owned or managed by the University, herein referred to as “residence halls” or “housing.” **“Student” and/or “resident” as used in this Agreement, refers to one who has a license to occupy a residence space within the Residence Life system.** All residents must conduct themselves in a manner consistent with the University’s expectations, as stated in the *Shepherd University Student Handbook*, *Student Code of Conduct*, and the *Residence Life Resident Agreement*. Residence halls are provided as a service to students and are unique to the University community. The resident agrees that this document does not create a landlord-tenant relationship or otherwise grant the resident any interest in real property. Rather, this Agreement establishes a license to be assigned occupancy of such space in a residence hall as the University determines appropriate in its discretion, and subject to all published University policies.

- 1 Agreement Period:** By signing this Resident Agreement the resident student accepts the terms of this document and is obligated to the fees associated with a temporary residency in the residence hall(s) from the designated occupancy date to the conclusion of the academic year on **May 1, 2027**. The terms of this Resident Agreement are binding, effective upon the University’s receipt of the signed Resident Agreement. Summer or other housing may be provided at an additional cost by separate agreement. Residents who withdraw for the Fall 2026 semester but enroll at the University for the Spring 2027 semester must fulfill the terms of the Agreement for the spring semester and be assigned a space in the residence halls.
- 2 Residency Requirement:** As identified in the *Student Code of Conduct*, all full-time, unmarried students are required to live on campus unless they meet and are approved for an exception. The requirement to participate in the Residence Life program continues unless and until the student applies for and is granted an exception to the residency requirement, per this document and the conditions and procedures outlined in the Residence Life section of the University’s website. The student should not presume that the application to live off campus has been approved until formal notification of the decision is issued by the Director of Residence Life or designee.
- 3 Cancellation of a SIGNED Resident Agreement:** Students may apply to cancel the Resident Agreement through the Good Living Portal AFTER it has been submitted for limited reasons which may include:
 - a. Serving as a caregiver to a dependent (such as parenting a child) or being married,
 - b. Being enrolled for fewer than 12 credit hours in a semester (*applies to one semester only*),
 - c. Being enrolled in an internship, student teaching, study abroad, or similar academic programs as to which on-campus residence would amount to a substantial and unreasonable hardship (*applies to one semester only*),
 - d. Having a properly documented ADA or other authorized accommodation, requiring off-campus housing, that has been approved through the Accessibility Services Office, or
 - e. Commuting within the allotted commuting areas from a parent or legal guardian’s primary home. The parent or legal guardian’s home must be the primary residence of the parent or guardian and must be the exclusive domicile of the student, and it must be located within one of the locations listed below.

NOTE: Living in a location other than the parent’s or guardian’s primary residence within the commuting range does not qualify the student for an exception and room and meal charges may be added to the student’s account if this is found to be occurring. The allotted commuting areas:

- Maryland: Frederick county or Washington county
- Pennsylvania: zip codes 17225 and 17268

- Virginia: Clarke County zip code 22611 and Frederick County zip codes 22601, 22603, 22624, and 22656; and Loudoun County zip codes 20129, 20132, 20141, 20158, 20176, 20180, and 20197
- West Virginia: Jefferson county or Berkeley county

Important factors to note:

- a. Premature legal commitment by the resident student to housing off-campus does not constitute grounds for a release from this Resident Agreement or the University's residency requirement. The Resident Student is responsible for completing a Resident Agreement cancellation application form on the Good Living Portal to initiate this request.
- b. The student should not presume that the application to cancel the Resident Agreement has been approved until formal notification of the decision is issued by the Director of Residence Life or designee.
- c. Some University's enrollment discount programs require on campus residency for eligibility. For details, contact the Financial Aid Office at faoweb@shepherd.edu or call 304-876-5470.

4 Exceptions to the Residency Requirement: If a Student has not signed or submitted a Resident Agreement, the student is eligible to live off campus for a Resident Agreement Occupancy time period if they apply to live off campus and they meet any of the criteria listed in section 3 of this document or if they:

- a. Have lived on campus for at least eight semesters,
- b. Serve as a caregiver to a dependent (such as parenting a child) or be married,
- c. Have successfully completed at least 90 credit hours,
- d. Are at least 21 years of age,
- e. Have completed at least one year of active military service,

5 Required Action: During the spring 2027 semester, enrolled Resident Students are required to complete one of the following actions through the Good Living Portal:

- a. Complete the Resident Agreement for the 2027-28 academic year, or
- b. Apply to live off campus by April 1, 2027 for the 2027-28 academic year.

If a student is not approved to live off campus and does not complete the Resident Agreement, then a room assignment and meal plan assignment will be made by Residence Life staff.

6 Refunds

- a. Approval for a termination of a signed Resident Agreement includes a forfeiture of the \$100 Housing Deposit.
- b. A prorated refund of the meal plan, based primarily on a weekly increment, will be credited to the student's Shepherd account if approval is given to cancel a signed Resident Agreement after a resident student has occupied a space in a campus residence hall for any period of time. Partial weeks of enrollment will be considered as full weeks for calculating meal plan charges and refunds. No meal plan refunds will be issued during the last three weeks of the semester.
- c. After the first two weeks of classes each semester, no refund from any room charges will be credited to the student's Shepherd account if approval is given to cancel a signed Resident Agreement after a resident student has occupied a space in a campus residence hall for any period of time. Partial weeks of enrollment may be considered as full weeks for calculating room charges and refunds.
- d. A resident student whose Resident Agreement is terminated by the University, as outlined in Section 25 of this document, is not eligible for any housing refunds.
- e. A resident student who fails to make timely payments by announced deadlines of required charges and whose

Resident Agreement is terminated by the University will be charged for housing and a meal plan through their date of check-out or removal of all their personal belongings, whichever is later.

- f. Failure of utility services will not result in any refund for housing or meal plan costs.

7 Eligibility: In order to live in a residence hall, the student must:

- a. Have a signed Resident Agreement on file with Residence Life prior to moving into an assigned room,
- b. Be enrolled in academic course work at the University each semester,
- c. Be enrolled for at least 9 credit hours (undergraduate) or 6 credit hours (graduate) at Shepherd unless an exception is approved by the Director of Residence Life or designee,
- d. Show proof of vaccination against meningococcal meningitis or to provide a medical waiver from vaccination which is available from the Student Health Center, and
- e. Be at least 17 years of age by the occupancy date or permission of the Director of Residence Life or designee.

The University reserves the right to evaluate other objective factors on a discretionary basis for appropriateness of assignment to residence living. In such cases, the University will give the Student notice of the specific concern and an appropriate opportunity to address the concern.

Residents who have outstanding balances owed to the University from a prior semester may not be permitted to occupy the residence halls until a reasonable financial plan for payment is approved by the University and payments are received in a timely manner.

8 Meal Plan Requirement: All resident students who live in traditional and suite-style residence halls must participate in a University meal (board) plan. Meal plan minimum participation requirements are based on the number of credit hours accumulated by the resident student as of the beginning of the semester and are published online.

- a. Meal plans may only be reduced through the first two weeks of classes each semester, and only as described in the 2026-27 meal plan policies, published online.
- b. Meal plans may be added or increased at any time in the semester.

9 Deposit: In order to reserve a space in the residence hall, the resident student must submit and maintain a \$100 Housing Deposit. A \$100 Housing Deposit must be maintained at the start of each semester for which the student lives in a residence hall. When the resident student no longer lives in the residence halls, the Housing Deposit is refunded, minus any outstanding balance on the student's University account unless the deposit is subject to forfeiture. A student's \$100 Housing Deposit is forfeited when approval is granted by Residence Life staff to cancel a signed Resident Agreement.

10 Occupancy Period:

- a. The opening and closing of the residence halls will follow the University academic calendar. The University reserves the right to modify this schedule in accordance with officially announced changes in the University calendar.
- b. Unless approved otherwise by the Director of Residence Life or designee, traditional and suite-style residence halls will be closed and all resident students must vacate their rooms by the times and dates designated for November, Winter, and Spring breaks.
- c. Each semester, residents in traditional and suite-style residence halls will be required to vacate their rooms within 24 hours after their last final exam or by 10:00am on the day following the last day of final exams, whichever is earlier.

- d. Apartment-style residence halls will remain open during November, Winter, and Spring breaks. **Resident students in apartment-style housing may occupy their assigned spaces during the Winter break only if they are returning to the University for the subsequent Spring semester, as evidenced by advance registration for University credit hours. Apartment residents not registered for Spring 2027 or who have been approved to live off campus during the Spring semester will not be eligible to occupy their assigned spaces during the Winter break. Additional daily fees will be charged if a student overstays the conclusion of any applicable occupancy period.**
- e. At the end of the Spring semester, resident students in apartment-style residence halls are also required to vacate their rooms 24 hours after their last final exam or by 10:00am on the day following the last day of final exams, whichever is earlier.
- f. Limited exceptions to the occupancy period for resident students may be granted by the Director of Residence Life or designee for curricular or co-curricular reasons, and for international students, with supporting documentation. Additional fees may apply for extending the housing period. Use of such extension may require move-out from the current room assignment and occupancy of an alternative room/building during the extension period.
- g. Requests for extended stays outside of the University's stated occupancy period must be submitted to the Residence Life Office at least five business days before hall openings or closings. Additional charges will be assessed to those residents who request after the stated deadline.
- h. Billing rates for housing are not based upon a per diem formula. University reserves the right to make reasonable adjustments to the occupancy period; no right to a refund accrues from such adjustments, but the University will evaluate any such situations equitably.
- i. University reserves the right to establish a dynamic schedule for move-in and for occupancy under exigent circumstances, which rarely may include a required preliminary visit to campus prior to regular occupancy.

11 Room Assignment: Attempts will be made to meet room assignment preferences indicated by the resident student. However, the University can neither guarantee an assignment to a particular residence hall or room nor guarantee the continuation of any single room for any given Resident Agreement period.

- a. The resident's incompatibility with a roommate, suitemate, or apartment-mate or the Residence Life staff not granting the student's preferences, as shown on the housing forms or otherwise, shall not void the Resident Agreement.
- b. Room assignments are not re-assignable by a student and occupancy by any person without prior authorization from Residence Life Office staff is not permitted.
- c. **Residence Life Office staff has the right to assign, reassign, consolidate, and adjust room assignments and occupancies at any time, as deemed appropriate by Residence Life Office Director or designee to maintain order and safety, to make repairs to University property, or for other operational efficiencies.**
- d. Residence Life staff will make a housing assignment if the resident does not select a space on campus in a timely manner or if the resident is non-compliant with the University's residency requirement.
- e. When two or more vacancies exist among multiple rooms, residents without roommates may be required to move together (consolidate), be assigned a new roommate, or may be given the opportunity to pay the single room rate for that building and occupy the room singularly at an additional cost.
- f. The resident student is responsible for any increase or decrease of housing and meal charges associated with the changed housing.

g. Any Resident Student who has a Concealed Carry Handgun License (CHL) should carefully review Section 28 of this Agreement and the University's referenced policies implementing West Virginia's legal requirements relating to CHLs on campus.

12 Damages and Facilities: Each resident is responsible for their actions, for the actions of their guests, and for the proper use, care, and cleanliness of the housing and dining facilities, assigned space, common areas, and University property.

- a. Each resident is responsible for cleaning their room, common area, and bathroom (if applicable).
- b. Each resident agrees to use safety and security equipment within their assigned housing space and building appropriately; to report damages, interrupted service or need for repairs; and to assist the University in identifying individuals responsible for damage, theft, damage due to uncleanliness which includes spots and odors, or loss.
- c. Residents identified as responsible for damage, theft, uncleanliness, or loss (including whether intentional or negligent) in their assigned space or in common areas of the housing and dining facilities will be charged the cost of repair, replacement, or restoration within or to the assigned space or building or public areas, and any necessary cleaning charges.
- d. When individual responsibility cannot be determined, residents may be held collectively responsible at the University's discretion for damage, theft or loss to the assigned space, to common areas, or to university fixtures, furnishings, or property within them.
- e. Residents may not deface, damage, interfere with, or alter any floor, wall, ceiling, door, or any electrical, plumbing, safety, humidification, or mechanical equipment or systems in the building, as this can be dangerous or detrimental for all students in the building. Residents will be charged the cost of repair, replacement, or restoration as noted above.
- f. Credits or reductions of housing fees will not be given to residents when maintenance or pest control is being conducted in the resident's living area.

13 Occupancy: Occupancy occurs upon the activation of a Rambler or Onity/electronic key card or the issuance of a key to the resident student for a specified room and does not require the actual physical presence by the student or their possessions. The resident student may occupy assigned spaces only on the dates given by the Residence Life Office staff. Occupancy is one resident per space and multiple spaces may be present in a room. **The resident student may not use an open space as a single room**, nor may they occupy an unassigned room, unless authorized by the Director of Residence Life or designee. Some rooms may be designated for expanded occupancy on a temporary basis.

14 Non-Discrimination: In accordance with the basic policy of the University concerning civil rights, no discrimination in assignments or room changes are made on the basis of ability, age, beliefs, color, ethnicity, gender, gender expression, identity, life experiences, medical condition, national origin, race, religious creed, sex, sexual orientation, or other status protected by law.

15 Housing Accommodations: Residence Life Office staff partners with the Office of Accessibility Services on an individualized student basis for the review of requests related to medical conditions or similar accommodations. The Office of Accessibility Services provides reasonable accommodations to students with disabilities in accordance with the Americans with Disabilities Act and the Rehabilitation Act of 1973 and its amendments. The resident student requesting such accommodations is responsible for contacting the staff in the Office of Accessibility Services, at 304-876-5122 or accessibility@shepherd.edu. Approval from the Office of Accessibility Services must first be received by the Residence Life Office before any housing accommodation will be designated. Service animals are permitted in the residence halls. University-approved Emotional Support Animals are permitted in the residence halls *only after* the Office of Accessibility Services has provided approval confirmation. Service animal handlers and residents approved for an Emotional Support Animal must abide by all policies and requirements as identified by the Office of Accessibility Services.

16 Animals in the Residence Halls: Residents may not have animals in the residence halls unless they are service animals, university-approved Emotional Support Animals (ESAs), or non-dangerous fish in 20 gallon tanks or less. Students who have a service animal or an approved ESA, or who otherwise bring any animal into a residence hall under any circumstances, assume whole liability for the conduct of the animal, the appropriate and sanitary care of it, and any damage or cleaning fees resulting from the animal's presence in a building. Any expense incurred by the University from such matters will become an added room charge.

Residents must follow strict policies about the management of service animals or university-approved ESAs so that they do not become an unreasonable threat or nuisance; animal waste must be disposed of properly. Having unapproved animals in any residence hall will result in the timely removal of the animal, Student Conduct action, and/or cleaning fees.

17 Subleasing: The resident student may not sublease, convey, or re-assign their housing space in the Residence Life System, nor their financial obligations under this Resident Agreement to anyone. The resident may not allow anyone other than the person on the Resident Agreement to live in the space; a guest is permitted not more than three nights per week, as defined in the *Student Code of Conduct*. The resident student who violates this policy will be liable for all costs incurred by the University including expenses related to the eviction of the third party.

18 Resident Student Responsibility: The resident student is responsible for compliance with all University and residence hall rules, regulations, policies, and procedures as outlined in the *Student Handbook*, *University Catalog*, *Student Code of Conduct*, and all other University publications, documents, or online resources as well as local, state, and federal laws. Violations of any of these items may be considered a substantial violation of this Resident Agreement. Such violations will be referred to the appropriate University personnel for student conduct action, to the appropriate law enforcement authorities, or both. The resident student is fully responsible their own conduct. The resident student is also fully responsible for any such violations which occur in the room and as to which the student has knowledge and takes no action to prevent or remedy. For example: tampering with a smoke alarm is misconduct. Permitting or otherwise knowing that a roommate or any other person has tampered with the smoke alarm in the room of the Resident Student is misconduct of the resident student, as well as of the person who directly tampers with the smoke alarm.

19 Rights of Others: In order to maintain the academic atmosphere of the residence halls, resident students are expected to conduct themselves in a considerate manner with regard to the rights, safety, and needs of others. Accordingly, resident students are obligated to live in a cooperative manner with roommates and other residents. The resident student shall recognize and respect the authority of University staff in their roles, including Professional staff, Graduate Staff, Hall Directors, Resident Assistants, and Office Assistants, and comply with requests made by these staff made in performance of their duties. To promote a more conducive living and learning environment, policies have been enacted (see *Student Handbook* online for more information) and include such things as visitation, guest responsibility, quiet hours, alcohol, prohibited items, pets, smoke-free and tobacco-free environments, etc.

The purpose of the license for the use of the residence hall room is expressly to facilitate the Student's enrollment in courses at Shepherd University. To avoid disruption to other students, the Student may not conduct commercial or financially gainful transactions with other persons in the assigned room or in the room of any other student, other than for entrepreneurial activities which are a component of a practicum activity for a class which has been approved in advance by the faculty member, or for a charitable purpose approved by the Director of Residence Life.

20 Check-In and Check-Out:

- a. A proper check-in includes arriving not sooner than the designated time and date, completing the electronic check-in process with Residence Life staff, and completing the Room Condition Report (RCR) within the designated time period.
- b. If the resident student does not complete the RCR within the designated time period, then the resident forfeits the right to make comments to the RCR about the room condition and the Residence Life staff's description will be used for the assessment of damages or fees owed at check-out.
- c. A proper check-out includes removing all personal items from the space (including removal of all trash and discarded items), returning metal room key if applicable, and completing check-out documentation with Residence Life staff prior to departure.
- d. At check-out, each resident student will return the assigned space and its University furnishings in the same condition as they were received, less normal wear and tear.
- e. The Residence Life staff will assess the condition of the room after occupancy ends in order to determine whether cleaning or damage charges are appropriate.
- f. If the resident student does not check-in and/or check-out properly as outlined in the *Student Handbook* or occupies a space prior to or after the assigned date and time, a monetary charge (\$25) for administrative costs plus a daily room rate will be applied per occurrence, including during breaks.
- g. Billing and refunds, if appropriate, will be based on the approval date for a change in housing status, as well as when the resident's belongings are removed from the room and when proper check-out procedures are followed, whichever is later.

21 Abandoned Property: Any property remaining after the resident student has vacated a space shall be considered to be abandoned and may be discarded at the University's option. Any associated fees for removal, disposal, and storage will be assessed to the resident student's account.

22 Utilities: The housing costs charged under this Agreement include Internet service and all essential utilities, excluding telephone service. Failure of utility services will not render the University liable to residents for damage to property, nor abatement of housing fee owed, nor relieve residents of obligations under this Agreement.

23 Right of Entry: The University reserves the right to enter resident student rooms:

- a. Under the conditions established in the *Shepherd University Student Handbook*, as it exists at the time of this Resident Agreement's signing date or as it may be thereafter amended during the term of this Agreement,
- b. For the following reasons: emergencies, repair, maintenance, health/safety inspections, wellness, to silence disruptive sound in the absence of room occupants, to otherwise maintain order in the building, and/or to uphold University policies, and/or
- c. The University reserves the right to move and/or remove personal property which violates University policy or creates a concern for safety or well-being, and/or to require a student to move out who is not eligible to occupy the space or has been assigned to an alternative room.

24 Liability: **The resident student is strongly encouraged to carry renter's insurance for protection against losses.**

- a. The University shall assume no responsibility, and the resident student or other party to this Agreement shall indemnify and hold harmless Shepherd Univ. and its agents and employees, for any and all claims (including attorney's fees) arising from personal injury or for the loss, damage, or theft of personal property (including cash, mail, and negotiable assets) belonging to, or in the custody of the student for any cause whatsoever, whether such losses occur in student rooms, public areas, or elsewhere in or around the residence hall.

- b. The University shall not be responsible for any delay and/or non-delivery of utilities, mail, or other services to the residence facilities or any nonperformance and losses, both personal and property, hereunder resulting directly or indirectly from natural causes; the enactment or issuance of any law, ordinance, regulation, ruling, or order; lack of the usual means of transportation; fires; floods; explosions; strikes; or other accidents or other events/contingencies beyond the University's control.
- c. The Resident is referred to the University's published information as to health, safety and welfare of students. Health safety is fundamentally the personal responsibility of each student, as are the risks for not fully adhering to all published personal health protocols. Student does, as to Shepherd University, hereby assume all such risks, and University shall have no liability to Student for such risks

25 Resident Agreement Termination (Student Removal) by the University: Upon reasonable notice and for good cause, the University reserves the right to terminate this Agreement at any time. Should this Agreement be terminated, the resident student will be required to vacate the residence hall within 24 hours unless special permission, in writing, has been obtained from the Director of Residence Life or designee.

Resident students shall remain liable for all charges assessed during the term of this Agreement. No refunds of room payment shall accrue by virtue of such termination; the University may provide a prorated refund for the meal plan (see Section 4) and may refund the Housing Deposit minus any outstanding balance on the resident student's University account.

Examples of good cause may include, but are not limited to:

- a. Failure to make payment of required charges by announced deadlines,
- b. A change in resident student status including academic and/or student conduct suspension or other student conduct discipline action,
- c. Non-enrollment for course credits,
- d. Any circumstance under which the resident causes, has caused, or poses an unreasonable health/safety risk to other residents,
- e. Failure to occupy the assigned room prior to the second day of classes for any given semester or session,
- f. Abandonment of the space by the resident, or
- g. Failure to comply with local, state, (West Virginia, regardless of the student's permanent place of residence) or federal laws, the *Student Handbook*, *University Catalog*, *Student Code of Conduct*, and all other University publications, documents, online resources, or other regulations adopted by Shepherd University.

26 Exceptions to any Provision of this Resident Agreement: The resident student may request an exception to any provision of this Agreement and/or may appeal any fee charged by Residence Life Office staff. All petitions must be submitted in writing by the student to the Director of Residence Life or designee for review and possible action. Exceptions are only granted for unusual good cause and only if not disruptive to other students or the Residence Life operations.

27 Status of Potomac Place Residence Hall

- a. All resident students are advised that Potomac Place is a residence hall which is part of the Shepherd University Residence Life System. Potomac Place is a privately built and privately owned building, and it is operated for the benefit of the corporate owner by Shepherd University. Potomac Place is included in all references to suite-style residence halls within this Agreement.
- b. All Residence Life rules and policies apply to all residents within the Residence Life System.

- c. The housing fees for resident students assigned to a room in Potomac Place are posted to the Student Account, consistent with all other billing by the University.
- d. All housing fees remitted by residents of Potomac Place are the property of the building and owner and are received by the University on behalf of that corporation. The University and the corporation are committed to providing an excellent housing experience for all residents.
- e. Because Potomac Place is a privately owned facility, the University generally will not have any discretion in waiving any fees due or allowing a building resident to move to another building on a discretionary basis. Residents of Potomac Place agree that because the University is administering the Potomac Place facility as a component of the University Residence Life System, any claim of injury or damages by a student or their guests shall only be made against the University and not the owner of the building.

28 Students with a current Concealed Handgun License (CHL)

- a. Effective July 1, 2024, a Resident Student who holds a CHL issued in West Virginia, including provisional CHLs, as well as out of state CHLs recognized for reciprocity will be exempted in defined ways from the general prohibition of any handgun on the university campus. The University has adopted Comprehensive Policies relating to the new WV Campus Self-defense Act of 2023 (as amended). The comprehensive compendium of policies relating to CHLs in the Student Code of Conduct.
- b. All resident rooms and most other areas in residence halls will be restricted from CHL handguns, with limited exceptions. Violation of these restrictions is a violation of campus policy and a violation of State law. This policy will be enforced strictly. A secure storage facility will be provided on the ground floor of Moler Hall for safe storage of the CHL student's handgun and a moderate volume of ammunition for it. A modest fee is associated with this, and the room should be accessible on a 24-hr/day basis while the CHL resident student is actively occupying an on campus residence hall assigned room. Display of the handgun to other persons while on the campus (with narrow exceptions described in the Comprehensive Policies), including areas where the campus policy permits the CHL handgun to be carried, is a violation of campus policy and State law.

29 Miscellaneous Provisions:

- a. The University has the right to determine when provisions of this Agreement are violated and to determine the appropriate course of action.
- b. On-campus housing terms, conditions, and residence hall policies are set forth in writing in order to provide resident students with general guidelines and information, and are not designed to be exhaustive. Any willful or negligent act which is dangerous to persons or property or materially disruptive to residents or staff may be grounds for adverse action, at the discretion and judgment of the University, whether expressly delineated or not.
- c. If any section or subsection of this Resident Agreement is ruled to be illegal or invalid, the validity or enforceability of the remaining provisions will not be affected.
- d. The entire Resident Agreement is expressed in writing and supersedes any understanding that may have been communicated orally or implied. Neither the resident, any person acting on the resident's behalf, nor Residence Life staff are relying on any oral or implied agreement, representation, or understanding of fact or law that is not expressed in writing. All provisions of the *Student Handbook* are incorporated herein, by reference.
- e. All published policies of the University relating to health and welfare of students or the campus community are binding on resident students. Student agrees that the status of immediate re-assignment or termination of occupancy, as well as the decision to provide no refund in connection with such willful violations, is subject to the administrative determination of the Director of Residence Life or designee, which may be appealed in

writing within 48 hours of notification of the Director's decision, to the Associate Vice President for Campus Services.

- f. The Director of Residence Life or designee reserves the right to make changes to operational policies delineated in this Resident Agreement and/or official administrative policies as deemed necessary in the interest of order, health, safety, discipline, or for educational purposes, and such changes will be effectuated with notice published in the residence hall and by email to campus email accounts of the residents.
- g. To facilitate helpful communications, the University will share your name, email address, postal address, and phone number, which are considered to be Directory Information, with any assigned roommate(s) unless you have activated a restriction against Directory Information, as provided by the *Student Handbook*. Students wishing to restrict some or all Directory Information may do so through the Registrar's office.
- h. Because of the unique circumstances of maintaining an appropriate community living environment for resident students, any student who has a felony conviction will be evaluated on an individualized basis for appropriateness of a residence assignment. A registered Sex Offender or any person convicted of a violent offense felony is presumptively ineligible, subject to the individualized evaluation.
- i. Students are cautioned that in some cases items may be illegal in West Virginia or on the Shepherd campus, although legal in another state. In the case of medical cannabis, even though West Virginia has legalized medical cannabis it remains strictly forbidden on campus due to federal laws applicable to higher education campuses.
- j. In the event the University officials declare an emergency requiring evacuation or relocation, the resident must immediately comply with the evacuation or relocation orders from University officials. Failure or refusal by the resident to abide by any such directive or procedure may result in student conduct action or removal by police.
- k. Residents who have outstanding balances owed to the University from a prior semester may not be permitted to occupy the residence halls until a reasonable financial plan for payment is approved by the University.
- l. With the support of the Board of Governors, the University reserves the right to increase its housing and meal rates for any term, including the right to assess increases in energy costs associated with the operation of its residence facilities.
- m. Room and meal plan additions, changes, or cancellation requests submitted in person, electronically, by mail, or through the online interface are subject to residence life staff approval. Final charges will be assessed to the student's account by a Residence Life staff member.

30 Acceptance of this Resident Agreement: The signature of the resident student on this Resident Agreement binds the student to this Agreement and signifies that the resident student has read this Agreement and agrees to abide by all conditions, terms, and policies as specified by this Agreement. The Resident Agreement will be retained by the Residence Life staff. A copy of the resident student's Agreement will be available from Residence Life Office to the student upon request.

I, the undersigned student as indicated by me entering my student ID number below, apply to become a Resident in the Shepherd University Residence Life system for the 2026-27 academic year. I understand and agree that the only interest created by this Resident Agreement is a license to use the room consistent with University policies. Submission of this Agreement electronically shall have the same legal force and effect as if the Agreement had been physically signed and submitted by mail, email, or in person. I have read, understand, and agree to fulfill all of the conditions established in this Resident Agreement, online publications, and the Student Handbook.