



## RESIDENCE AGREEMENT

Note: This Residence Agreement contains provisions that create obligations for you and impose financial and other penalties should you fail to meet your obligations. Please read the Agreement carefully before signing.

**University of King's College (hereafter called the "University") and (Name) \_\_\_\_\_  
(Student No.) \_\_\_\_\_ (hereafter called the "Student"), covenant and agree together that:**

### Premises

The University agrees:

- a. that the Student may use and occupy an assigned residence room, as assigned by the University and which room may be changed from time to time by agreement in writing between the University and the Student (the "Premises"); and
- b. to provide meals, as contracted for by the Student, to the Student, for the term outlined below.

The Student shall not assign or sublet any or all part of the Premises to any other person or allow the Premises to be occupied by any person other than those registered with the Residence Office without written consent of the University;

### Term

Students are entitled to occupy their rooms after 10:00 a.m. on Sunday, September 2, 2018. The residence closes at the end of term in December and April. In all cases, the Student must vacate the residence within twenty-four (24) hours of his/her final academic commitment in each academic term.

The Student agrees to remain in residence for the duration of the academic year as set out in the 2018-2019 Academic Calendar. Any Student who wishes to leave residence during the academic year will be held responsible for his/her residence fees for the full academic year, or until a replacement acceptable to the University, is found. Early withdrawal may be granted in the event that the Student graduates, undertakes a co-op placement, internship or practicum required for academic purposes outside the metro area, or is unable to continue in residence for other reasons acceptable to the University. The University shall have sole discretion in determining what constitutes valid grounds for early withdrawal from residence. It is the Student's responsibility to provide written notification to the Residence Office that they will not be remaining in residence for the full academic year at least two weeks prior to their departure from residence. Students who wish to live in residence for only one term must indicate this intention when completing the residence application. First preference for rooms will be given to those students intending to stay for both

Fall and Winter terms. Withdrawal granted on medical grounds must be substantiated by medical documentation within one (1) calendar month after the date of withdrawal.

An additional administrative fee of \$175.00 will be levied in the case of early withdrawal from an assigned room. Students evicted from residence will forfeit all residence fees.

### **Residence Fee**

The Student agrees to pay the University the appropriate residence fee as outlined at <https://ukings.ca/finances/payments-guide/>.

### **Student Status**

The Student must be enrolled as a full-time student in good standing at the University. If the Student's university enrollment is terminated for any reason, this Agreement is also terminated and he/she shall vacate the Premises within twenty-four (24) hours of the date upon which he/she ceases to hold full-time status.

### **Termination**

The Student acknowledges access to and having read the University's Academic Calendar, the *Residence Guidelines*, both as amended from time to time whether before or after the date of this Agreement. The Student agrees to be bound by all of the rules and regulations contained therein relating to occupying the Premises, and further agree that his/her family or guests will also be bound by the rules and regulations. The Student acknowledges that the rules and regulations outlined in these documents come into effect immediately upon approval by the University.

The Student further agrees:

- a. to keep the Premises clean;
- b. to use the Premises as residential accommodation only, and not for any other purpose including, but not limited to, as a school for the giving of instruction or for any profession, trade or business without the prior written consent of the University;
- c. to avoid nuisance and disturbance to other occupants within the Premises;
- d. to assume the cost of repairs, cleaning or damage to the Premises due to accident, negligence or wilful misconduct of the Student or anyone invited to enter the Premises by the Student;
- e. to allow authorized employees of the University to enter the Premises at any time for reasons including but not limited to health, safety or general welfare, or to make necessary repairs to the Premises, or to inspect the Premises for suspected breaches of any applicable rules or regulations of the University;
- f. to refrain from keeping or allowing any bird, fish, animal or pet in the Premises without prior written consent of the University;
- g. to notify the University immediately of any damage to the Premises and of any accidents to or defects in the appliances provided by the University;
- h. to leave the Premises, and its contents, in the same condition as when he/she first took possession without making any changes to the Premises, in any way, without the prior written consent of the University.

The Student acknowledges that any breach of any of the rules and regulations contained in the Academic Calendar or *University Code of Conduct, General Regulations, or Residence Guidelines*, or any breach of any term of this Agreement will entitle the University to immediately terminate this Residence Agreement;

**Entry Doors**

The Student shall not, during occupancy, alter or change or cause to be altered the lock or locking system on any door that gives entry to the Premises;

**Liability**

The University will not be liable for loss of, damage to, or theft of personal belongings. Students are advised to carry adequate personal insurance to cover loss or damage to their belongings.

The Student shall not do or permit to be done any act or thing which may make void or voidable any insurance of the University. In any event, the Student shall indemnify the University from all liabilities, fines, suits, claims, demands, and actions for which the University may become liable by reason of any breach, violation, or non-performance by the Student of any covenant, term of provision of this Agreement, or by reason of death or injury or damage resulting from, occasioned to or suffered by any person or any property by reason of the act, neglect or default on the part of the Student or his/her family or guest.

**PLEASE READ, SIGN AND RETURN THIS RESIDENCE AGREEMENT ALONG WITH YOUR RESIDENCE APPLICATION FEE OF \$50.00 AND RESIDENCE CONFIRMATION DEPOSIT OF \$400.00. BY SIGNING THIS AGREEMENT, THE STUDENT/PARENT/LEGAL GUARDIAN HEREBY ACKNOWLEDGES HAVING READ AND UNDERSTOOD THE CONTRACT.**

**UNIVERSITY OF KING’S COLLEGE**

Per: \_\_\_\_\_  
Authorized Signatory

\_\_\_\_\_  
**LEGAL PARENT OR GUARDIAN**  
(where the Student is under 19 years of age)

PLEASE READ CAREFULLY:

I ACKNOWLEDGE THAT I HAVE BEEN GIVEN THE OPPORTUNITY TO READ THIS AGREEMENT. I UNDERSTAND AND AGREE THAT THE AGREEMENT AFFECTS MY RIGHTS AND OBLIGATIONS AS A STUDENT AT THE UNIVERSITY OF KING’S COLLEGE AND I AGREE TO BE BOUND BY ALL THE TERMS, CONDITIONS, RULES AND REGULATIONS STATED OR INCORPORATED BY REFERENCE HEREIN.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Student