

Rutgers-Camden Housing Contract Terms and Conditions

Fall 2026 / Spring 2027

The Housing Contract is a legally-binding agreement between the student and the University. The resident agrees to services, policies, rules, and procedures that are, or may be, established concerning the operation of the Residence Hall. Residents are responsible for knowing and adhering to the policies, rules, and procedures stated in the housing contract, terms and conditions, On-Campus Living Guide, and Rutgers University Student Code of Conduct. You agree to conduct yourself in such a manner as to allow other residents the quiet enjoyment of the residence halls and dining facilities and to avoid causing excessive noise and/or disruptive behavior, and you understand that you may be required to provide and use earphones or to remove stereos or musical instruments from the room if the use of such equipment is causing a disturbance.

Residence Life reserves the right to reassign, consolidate, suspend, cancel, or terminate this Agreement in its reasonable discretion, including when such action is recommended by appropriate staff members or committees. When a vacancy occurs, a resident may not discourage another student from being assigned to that vacancy through harassment, abuse, noise, or similar reasons or the resident may face disciplinary action including reassignment or removal from university housing.

PART I: Background and Purpose

Section 1.1. The Housing Contract is a legally-binding agreement between the student and the University and carries financial obligation and strict cancellation policies. The resident agrees to services, policies, rules, and procedures that are, or may be, established concerning the operation of the Residence Hall. Residents are responsible for knowing the policies, rules, and procedures stated in the housing contract, terms and conditions, On-Campus Living Guide, and Rutgers University Student Code of Conduct.

Section 1.2. Declaration of Intent: Submitting an application for housing to the University means that you accept the terms of this Agreement and that you fully intend to occupy a room within a university residence hall for the full term of the Agreement, and that you have agreed the financial commitments attached to living on campus for the entire term of this Agreement.

PART II: Housing Section

2.1 Contract Type It is important to keep in mind students who wish to live on-campus contract for their housing choices. As such, once the contract is submitted and accepted, the student is bound to certain terms and conditions of the contract, which include a responsibility to notify the Office of Housing & Residence Life of certain academic events, and fees for cancellation related to those events. We encourage and recommend that all students come to the Office of Housing & Residence Life and discuss with us decisions they plan to make that would affect their housing contract status in advance.

Section 2.2 Academic Year Contract The Academic Year Contract permits occupancy beginning on your scheduled move-in day determined by your class standing and program and ending 24 hours after the students last final exam of the spring semester or by 5pm the next day, or if approved for graduation, 24 hours after your scheduled Commencement, in May.

The Office of Housing and Residence Life and all dining facilities will remain closed for all break periods during the fall and spring semesters and other times determined by the university. These breaks include Thanksgiving, Winter, and Spring Break.

****Break periods for the 2026-2027 academic year are as follows:**

- Thanksgiving: November 26 ,2026- Sunday, November 29, 2026
- Winter Break: December 25, 2026- January 18, 2027
- Spring Break: March 13, 2027- March 21, 2027

****Please note that the Office of Housing and Residence Life will follow the University operating status during break periods.*****

Section 2.3 General Conditions and Eligibility Housing contracts are for the full term chosen by the student. Residents are to occupy the space they are assigned to by Housing & Residence Life. Changes to the bedroom, suite or apartment assigned by Housing & Residence Life must be formally requested and approved before any relocation takes place. Rooms are to be used by the assignees only. Residents must be officially registered for classes throughout the fall and spring semesters under full-time status. Residents who change their academic plan from full to part-time may be released from their housing contract and asked to vacate the halls and may be financially responsible for their contract. Residents must: have a cumulative Grade Point Average (GPA) of at least a 2.0, be registered full-time in their program of study, be in good financial standing with the

university, fulfill all obligations for Immunizations, Insurance, and adherence with Wellness Center directives.

Section 2.4 Financial Aid All financial aid applicants who plan to reside on-campus should check the appropriate box under HOUSING PLANS when completing the FAFSA (Free Application for Federal Student Aid). You will automatically be assigned a resident/on campus budget when your financial aid is processed. Any change to your residency status during the academic year must be reported to the Financial Aid Office immediately. A residency change will require an adjustment to your financial aid budget and may result in a change in your award status. The student bears all responsibility for notifying the Financial Aid Office of residency changes. Office of Financial Aid website: <https://camden.rutgers.edu/osssc>

Section 2.5 Meal Plan

Undergraduate Students: All undergraduate students are required to purchase a Weekly 14 meal plan for both the Fall and Spring semesters. This plan includes 14 meals per week, two guest swipes, and \$100.00 in Raptor Dollars. Raptor Dollars from the Fall semester roll over for use in the Spring semester. Unused meal swipes expire at the end of the Fall semester, and at the end of the Spring semester, both unused meal swipes and Raptor Dollars terminate.

Graduate and Law Students: All graduate and law resident students are required to purchase a Block 75 meal plan for both the Fall and Spring semesters. This plan includes 75 meal swipes, two guest swipes, and \$100.00 in Raptor Dollars. Raptor Dollars roll over from Fall to Spring; however, unused meal swipes expire at the end of the Fall semester, and all unused meal swipes and Raptor Dollars terminate at the end of the Spring semester.

Billing: Meal plan charges are added to a student's University account for each term they are contracted to reside in on-campus housing. These charges are payable in the same manner as tuition and other University fees.

Refunds: A student may receive a pro-rated refund of their meal plan cost up until the ninth week of classes (Fall: 11/3/2026; Spring: 3/23/2027) if they follow the housing termination process outlined in Section 2.9 or if the student's housing contract is terminated for other contract-related reasons. No pro-rated refunds will be issued after the ninth week of classes or for housing terminations occurring under conditions specified elsewhere in the contract.

If a student terminates their housing contract but remains enrolled in classes, they may retain their meal plan as a commuter student by indicating this choice within the housing contract under “Meal Plans.” Students must check the appropriate box to keep their plan.

Choice and Downgrade Policy: Undergraduates can request a downgrade from the Weekly 14 meal plan to a Block 180 by emailing diningquestions@camden.rutgers.edu no later than August 24, 2026. If a student switches to a Block 180 for the Fall semester, the Spring semester meal plan will also default to a Block 180. However, students who later decide they want to return to the Weekly 14 for the Spring may email diningquestions@camden.rutgers.edu to request that change.

Section 2.6 Payments Housing charges are placed on a student's account with the University for each term they are contracted to reside in on-campus housing, and are payable in the same manner as tuition and other fees. The student bears all responsibility for ensuring they have sufficient financial aid or resources to pay for the housing they have contracted for. Students must remain current with all financial obligations with the University. A financial hold will be placed on student's records for nonpayment of any housing fees. Residents must be in good financial standing with the university and failure to do so may result in removal from on-campus housing.

Section 2.7 Students Returning to On-Campus Housing During the Spring semester, you will receive full instructions pertaining to rules, obligations, and deadlines pertaining to contracting for housing for the next academic year. Full details for processing and making requests are included in the renewal instructions. Deadlines included in this information must be adhered to by all students. The University does not guarantee housing or room assignments beyond the terms of your current contract.

Section 2.8 Non-Returning Students Students that do not plan to attend classes after the end of the fall semester, or will graduate in December of an academic year, must officially cancel your housing contract, and check out of your room with the Office of Housing & Residence Life by the last day of the fall term pursuant to terms in Section 2.9. The Termination of Contract form is available on our website. Financial charges will continue into the spring semester until the office has received a signed Termination of Contract form, any keys provided have been returned, the housing sticker has been removed from your Rutgers ID card, and all personal belongings are removed from the facility.

Section 2.9 Canceling Your Housing Contract Requests to cancel the Housing Contract must be made in writing to the Office of Housing & Residence Life by completing a Termination of Contract Form. This form is available on our website. A cancellation fee will be applied based on the date of the release. Please note: writing or telephoning another University department, withdrawing from classes, or leaving the University will not automatically result in the cancellation of your housing contract. The student bears all responsibility for officially notifying Housing & Residence Life of their desire to cancel the housing contract and leave campus housing by completing the Termination of Contract Form and are responsible for all housing charges up until the date a signed Termination of Contract form, any keys provided have been returned, the housing sticker has been removed from your Rutgers ID card, and all personal belongings are removed from the facility. Failure to return the keys and vacate the facilities will result in a lock change (at the resident's expense) and/or subject the resident to full occupancy fees or other penalties or charges. Further, in cases where a resident fails to vacate the facilities after losing eligibility for housing, the University reserves the right, without any further notice or warning to the resident, to change the locks and remove the resident and the resident's personal belongings. The resident will be responsible for the storage costs for the resident's personal belongings and will have to make arrangements to retrieve the resident's personal belongings.

Move-out is defined as all personal items have been removed from their assigned space, and room keys have been returned to Housing & Residence Life. Only the student who signed for the housing contract may cancel the contract; parents, relatives, or legal guardians may not cancel the contract for the resident. The decision to release a student from a housing contract will be made by the Housing Appeals Committee.

NOTE: The day the resident accepts their room key is considered their move-in day. Once a resident has accepted a room key, they are responsible for paying a daily rate, in addition to the cancellation fee.

Section 2.10 Reassignments and Evictions The Office of Housing & Residence Life reserves the right to reassign, suspend, or terminate a residence agreement when appropriate staff members or committees recommend such action. All residents whose assignments are terminated by a withdrawal from the University, a release, or an academic dismissal may be required to vacate the facilities within forty-eight (48) hours. Residents who are asked to leave housing for any academic reason before the ninth week

of the semester will need to pay a \$500 cancellation fee, and the resident will be pro-rated for all housing costs effective the day of your vacating the assignment. Residents suspended or expelled for disciplinary reasons may be evicted immediately, or with twenty-four-hour notice. Again, any resident removed from housing due to judicial reasons will not receive a refund for housing costs for the remainder of the housing agreement. The Housing I.D sticker and keys to the vacated assignment must be returned to the Residence Life Staff Office no later than 24 hours after the resident vacates the facility.

Section 2.11 Changes in Assignment: Requests for changes in housing assignments may result in additional charges or credits on a resident's term bill, due to differing housing rates. Any resident who wishes to be reassigned to a new room should discuss the request with the Residence Life Assignments Office housing@camden.rutgers.edu, (856) 225-6471

Section 2.12 Room Changes: Residents relocating to another room due to a standard room change, priority/urgent room change, or relocation to a newly contracted space must vacate his or her current room and return their old keys within 48 hours of picking up keys to his or her newly assigned space.

Failure to remove all belongings from the resident's previously assigned room and return the key to the applicable Campus Residence Life Student Service Office will result in a lock change charge being applied to the resident's account as well as any additional charges associated with disposing of items left behind in the room.

Section 2.13 Non-Commercialization of Room Changes: When permitted, student-initiated housing assignment exchanges are only for the purpose of facilitating the mutually agreeable exchange of assignments. Students may not advertise, solicit, offer, accept, or exchange a housing assignment with another student for a fee, or anything else of value. A student who is found to violate this term may be referred to Residence Life and/or the Dean of Students office.

Section 3.0 Refunds Students who notifies the Office of Housing & Residence Life in writing of their intent to leave housing before the expected end date of their contract and follows the steps outlined in Section 2.9, or a student is forced to vacate on-campus housing for a variety of reasons (withdrawal, non-registered status, etc.) may be eligible for a refund. Several components make up the total charges a student pays for housing, and not all of these are refundable. Additionally, any refund is subject to a cancellation fee for

release from the contract as outlined in Section 2.9 Cancelling Your Housing Contract. The University reserves the right to place additional housing charges upon a student who has left housing because of withdrawal or de-registration if he or she becomes an active student or re- registers for classes during the same academic year.

After the ninth week of classes in each semester (Fall- 11/3/2026 and Spring 3/23/2027), no refunds of any housing fees paid will be processed. If charges have not yet been paid, a hold will be placed on the students records until payment is made in accordance with the University Hold Policy.

Students evicted from housing for disciplinary reasons or suspended or expelled from the University will not receive a refund of housing fees. Further, the student evicted at any time from housing for judicial reasons will be responsible for the full cost of their housing for the remainder of the contract period.

Requests for refunds or charge adjustments must be requested in writing to the Campus Dean of Students and processed before June 1st of the fiscal year in which the charge occurred. After June 1st, of the present academic year requests for refund or adjustment will be denied.

Section 3.10 MOVE-IN Students are to follow the schedule below. Information will be sent via e-mail to all students assigned to on-campus housing spaces prior to any scheduled move-in period and is posted online at housing.camden.rutgers.edu. The student bears all responsibility for planning to arrive on their scheduled move-in day during the scheduled move-in time to accept their room assignment.

Fall 2026 Move-In Dates are:

- 8/12/26 MSP Law Students
- 8/14/26 Law School Students
- 8/18/26 Fall In-Season Student Athletes
- 8/21/26 Graduate Students
- 8/24/26 All International Students
- 8/27/26 First Year Undergraduate Students
- 8/28/26 All continuing or returning Undergraduate Students

Early Arrivals are not permitted. We will not be able to accommodate early arrivals. Students are encouraged to arrive during their scheduled move-in time. If you can't, please reach out to the office prior to your arrival to schedule an alternative date and time.

Late Arrivals are not permitted. Students that arrive for move-in outside of the approved move-in period/schedule will not be accommodated.

Section 3.11 Checking-Out of On-Campus Housing Students departing the residence hall at the end of the academic year, at the end of their designated housing contract period, or during the academic year for any reason must check out at the Office of Housing & Residence Life during posted business hours. The student bears all responsibility for planning in advance to complete the check-out process at the office before departing campus.

Housing & Residence Life includes the return of any keys issued, the removal of all personal belongings from the assigned housing space, and removal of the housing sticker from the residents Rutgers ID card as part of the check-out process.

Failure to return the room key(s) provided will result in a lock change for the affected area(s). The full cost of the lock change will be placed on the students account.

All students on an Academic Contract must vacate their assigned housing space within twenty-four hours after their last final examination of the spring semester, with all rooms vacated no later than 5pm on the day following the last examination as listed in the University calendar. Students are required to follow any additional instructions for check-out issued by the Office of Housing & Residence Life.

Graduating students may remain in housing until 5pm the day following Commencement. Housing & Residence Life reserves the right to assign graduating students to other space in the residential facilities after the last day of finals at its sole discretion.

Section 3.12 Room Condition A mandatory part of the check-out process requires that students leave the room to which they have been assigned in move-in condition. Move-in condition assumes that all trash and personal items have been removed, no damage has been done to the furnishings provided or walls during the students length of stay, and that all items and furniture that were present in the room at move-in are in place upon check-out. Personal items remaining in the room after a student has checked-out will be discarded, and a disposal fee will be assessed.

Students assigned to a particular bedroom, suite or apartment are all responsible for the condition of the area(s) they live-in and shared areas (common spaces). Housing & Residence Life inspects all suites and apartments following a student departure to record the condition. Students departing suites or apartments that are determined not to be in move-in condition will be assessed fines to cover the costs of returning the suite or apartment to move-in condition. The fines will be placed directly on the students account.

Residence Hall buildings are small communities, and all its members are responsible for helping to maintain the overall cleanliness of the community. We must all work together to provide the best atmosphere possible to allow us to accomplish our goals while we are here; we all must Own Our Community.

Section 3.13 University Access to Student Apartments The Office of Housing & Residence Life is always mindful of the expectation of privacy each student has for their personal living space. Whenever possible, our staff tries not to enter suites and apartments without providing advance notice to the residents that would be affected. Whenever possible, and for large-scale projects or inspections, the Office of Housing & Residence Life will provide advanced notice to residents where the service is being provided. Designated University officials have the right to enter any part of the University or University related premises. This right includes, but is not limited to, providing custodial services, maintenance, and repair services, as well as inspections for fire and safety violations, damages, to assess and fill vacancies or to inspect cleanliness in suites and apartments. In an emergency, reported or reasonable suspicion of a policy violation, or at the request of a resident of the room, University officials may enter the apartment or suite without advance notice. In addition, the University may require that certain maintenance services, repairs, extermination, etc. take place in a student's room, suite, or apartment regardless of whether the student has requested or desires the service. The entry policy of the Office of Housing and Residence Life is to lock bedroom doors behind us as we leave your space, regardless of whether the door was locked or not when OHRL staff entered. This is done in consideration of your private property and space. All residents are reminded to always carry bedroom/suite keys on them. Students may not refuse entry to a staff member for any reason once they have stated their purpose for entering. Outside contractors who need to enter any student personal spaces will always be escorted by Office of Housing and Residence Life staff members. The University may, in its sole discretion, temporarily close, restrict access to, or reassign residents from any portion of the residence halls to facilitate such work. The University will make reasonable efforts to minimize

inconvenience and, when possible, will inform residents in a timely manner of any planned maintenance, repairs, or closures. Residents acknowledge that maintenance or repair activities may cause temporary disruptions, including, but not limited to, loss of power, heating, cooling, water, or other utilities. No rent reduction, refund, or other credit or compensation shall be provided for any temporary closure, relocation, loss of utilities, or related inconvenience.

Section 3.14 Students with Disabilities and Housing Accommodations If you have questions or would like to request housing accommodation related to a diagnosis or disability, please reach out to the Office of Disability Services for more information. Conversations and information are kept confidential. All accommodations will be shared with the Residence Life staff. You can contact The Office of Disability Services by sending an email to disability-services@camden.rutgers.edu or by calling 856-225-6954.

Section 3.15 Smoke Free Buildings All on-campus housing facilities are smoke-free. Smoking is not permitted in any area of the buildings, including lounges, hallways, stairwells, laundry rooms, bathrooms, kitchens, elevators, trash rooms, mechanical rooms, storage closets, and lobbies. Students, staff, and/or faculty who smoke in unauthorized areas of the Residence Halls may be subject to University-imposed sanctions. Additionally, there is no smoking permitted within 50 feet of any of our entrances. Electronic smoking devices are also prohibited in the same locations and in the same manner as set forth above. In accordance with Section 47 of the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, the use of cannabis is prohibited in any indoor or outdoor space on all Rutgers campuses throughout the State of New Jersey. January 1, 2023, smoking, as well as the use of all tobacco products, including e-cigarettes and smokeless tobacco products, is prohibited on all Rutgers campuses and university off-campus sites, all residents are responsible for complying with Rutgers University Policy 20.1.22.

Section 3.16 Pet Free Buildings No pets are allowed in residence halls or apartments. Service animals and emotional support animals are permitted upon approval. The Office of Disability Services may recommend accommodation for service dogs (including those in-training) and emotional support animals. Where no pets are permitted, there is no need for pet supplies; therefore, the following items are also prohibited: cat litter, saw dust, habit-

trails, pet food of any variety, cages of any variety, tanks of any variety and fishbowls. Any tanks that hold water, regardless of the purpose.

Section 3.17 Fire Prevention and Fire System Information

University fire safety regulations are enforced by certified Fire Inspectors of Emergency Services with the Department of Emergency Services. Additional resources on the Emergency Services website at <http://rues.rutgers.edu>

NOTE: Resident students can view the fire evacuation plan for the building they are assigned to live in online. Please visit: <https://halflife.rutgers.edu/fireplans> to view the plans. You will need your NetID and password to login.

Residents are mandated to evacuate the building immediately if you hear the fire alarm sounding. Individuals who misuse or tamper with any of the fire safety equipment, systems, or processes in place to protect students face immediate removal from housing, disciplinary action under the University Code of Student Conduct, as well as fines and prosecution. Students found in violation of any of the prohibited items will be issued a violation documenting the offense and will be referred to Housing & Residence Life for disciplinary action. Students will be issued a Fire Code Violation Follow-Up Form, which must be completed and returned to Housing & Residence Life verifying that the violation has been corrected. Students that commit subsequent offenses face further disciplinary action up to and including removal from on-campus housing. Fire Safety Violations are issued to the student responsible for the offense. When it is not apparent to the Fire Inspector who was responsible, the violation will be issued to all occupants of the room. Residents are reminded that under the provisions of the New Jersey Uniform Fire Code (N.J.A.C. 5:70-2.13) they may be held financially liable for the actual costs of extinguishing a fire directly, or indirectly, caused by a violation which had been cited and remained unabated at the time of the fire and additional dedicated and compensatory penalties in accordance with N.J.A.C. 5:70-2.12A.

Section 3.18 Immunization Requirements Rutgers University requires all students who live in university housing receive vaccinations to ensure the safety of our on-campus community. Information and requirements are found here <https://www.rutgers.edu/student-immunizations> Students must submit the proper documentation to the Wellness Center unless directed otherwise no later than July 15, 2026.

Section 3.19 Health and Safety All members of the Rutgers community - students, staff, and visitors - are required to act in a manner that demonstrates respect and consideration for those around them, including respect and consideration for the health and safety of all community members. All residents are prohibited from creating a health or safety hazard within residence halls and the University may request or require a resident to leave on-campus housing on a temporary or permanent basis if the University reasonably concludes that their continued presence in the housing community poses a health or safety risk for community members. Residents are required to comply with health and safety laws, orders, ordinances, regulations and health and safety guidance adopted by the University as it relates to a public health crisis. Adherence to any health and safety requirements that the University reasonably deems appropriate applies to all residents, staff, guests and visitors and extends to all aspects of residential living, including bedrooms, bathrooms apartment kitchens, living rooms, community kitchens, lounges, computer rooms, courtyards and other common spaces.

Section 3.20 Liability The University does not assume responsibility for any resident, resident's guest(s), or other person's losses or injuries, including, but not limited to the loss of money or valuables, the loss of or damage to property, the cost of replacement for such losses, or injuries, personal or otherwise, sustained on or about the residence hall (and Dining Services) premises. **The University recommends that the resident contact their personal insurance carrier concerning the availability of protections against such losses and injuries, such as renter's or personal property insurance.**

Section 3.21 Hold Harmless You agree to release the University, its agents, and employees from any and all damages, liability, claims, expenses, or loss (collectively, "Claims") resulting from or arising out of the use of space within a University residence hall by you or your guests, including those related to the potential exposure to contagious viruses, and to indemnify and hold harmless the University, its agents, and employees from any Claims resulting from or arising out of your use of the residence hall, and/or your breach of the terms and conditions of this Agreement. You understand that by residing in a university residence hall, you are assuming the risks associated with communal living and, as in any shared living environment, those risks include potential exposure to communicable diseases, including but not limited to the SARS-CoV-2 coronavirus.

Section 3.22 Natural Disasters, Medical Crises or Epidemics/Pandemics and

Force Majeure If either party is prevented from, or delayed in, completing performance of any or all of its obligations in this Agreement (other than payment of Housing Fee) due to a natural disaster (such as but not limited to hurricane, tornado, flood, earthquake, forest fire), an epidemic or pandemic or the responses from governmental agencies thereto including but not limited to mandatory quarantine or travel restrictions, or because of strikes, labor shortages, social unrest or disobedience, violence or war beyond the party's control, the party will be excused from performance during the period of such disruption and any reasonable period needed to resume performance safely after the disruption has ended.

Section 3.23 Termination Upon reasonable notice, the University reserves the right to terminate the Agreement due to public health emergency needs. In the event the University terminates the Agreement, the University may offer fair and reasonable reimbursements for impacted students as appropriate and based on information available at that time and provided that the resident has removed their belongings and returned their key to the applicable Campus Residence Life Service Office.

Sections 4.00 Diversity Statement Rutgers, The State University of New Jersey, is committed to making diversity a way of University life, where all members of the University community feel welcome, valued, and respected. Residents will actively participate in creating a welcoming on campus living community. We expect that our facilities be a space that respects all individuals and groups, and we encourage residents to engage in formal and informal diversity education through exploration of their own identities and the identities of those around them (including but not limited to age, gender, biological sex, religion, race, ethnicity, physical and mental abilities). This behavior is specified in the Student Code of Conduct, which all students must adhere to. Therefore, conduct that violates the rights of other individuals is grounds for immediate termination of your housing contract and/or the withdrawal of future university housing privileges. In addition, such conduct may result in university disciplinary action under Rutgers Student Code of Conduct. More information on the disciplinary process can be found [here](#).

WE STRONGLY RECOMMEND THAT YOU PRINT OUT A COPY OF THE ABOVE TERMS AND CONDITIONS FOR YOUR RECORDS.