



2026 Summer Housing Contract

1. CONTRACT

The Summer Housing Contract (hereafter “Housing Contract” or “Contract”) will be deemed binding on both parties for the full academic year when the student’s digital agreement is received by Residence Life & Housing. By agreeing to the Housing Contract, the Student agrees to abide by all terms of the Housing Contract and the University’s [Community Standards](#), which detail the expectations of the Student to act as a responsible member of the University community, as well as federal, state, and local laws, regulations, and ordinances.

The Housing Contract grants the student a limited license to use and occupy an assigned room under the terms and conditions in this Contract without establishing a landlord/tenant relationship or vesting any property interests in the student. This Contract may not be assigned or transferred to another person (via sublet or any other transfer method).

Upon agreeing to the terms of the Housing Contract, students are obligated to the full financial value of the contract term.

The University reserves the right to modify its procedures, obligations, regulations, and any portion of the Housing Contract and/or Residence Hall Policies and Procedures (Section III of the [Community Standards](#)) at any time.

ELIGIBILITY

- A. The Student must:
 - Be enrolled for a full credit-hour load (at least 12 credits) at Loyola University Maryland for the upcoming fall semester,
 - Have on-campus employment/internship with a supervisor verification,
 - Have on-campus fellowship/research/grant with a supervisor verification,
 - Or have off-campus employment/internship within the vicinity of Baltimore (with proof of employment upon request).
- B. The Student must be in good behavioral standing with the University (i.e., not have received a sanction from the Office of Student Conduct that prevents them from living in University-operated housing).
- C. The Student must complete [Health Requirements](#) with Student Health Services.

2. OCCUPANCY

The Contract is for the Summer session only.

- A. The dates of occupancy for the 2026 summer housing session are as follows. Dates are subject to change based on University operational needs.
 - a. Anticipated Move-In Dates
 - i. *New Summer Residents*: Tuesday, May 26, 2026
 - ii. *Residents Continuing from Spring Housing*: Thursday, May 21, 2026
 - b. Anticipated Move-Out Dates
 - i. *Summer Only Residents (without Fall Housing)*: Weekend of Friday, August 14, 2026, **OR** summer checkout date, whichever comes first
 - ii. *Residents Continuing from Summer to Fall Housing*: Weekend of Friday, August 14, 2026
 - c. The Student agrees to arrive no earlier than their assigned appointment time for any move-in period.

- B. Contract Extensions: Student may request occupancy for the Summer outside of the dates outlined in Section 2.A. All requests for occupancy outside these dates must be approved by Residence Life & Housing.
 - a. Fees may be waived if the Student is approved through a department-sponsored group (e.g. Resident Assistants, Evergreens, pre-Fall participants).
- C. Check-in/Arrival outside of business hours including Weekends and Holidays will not be permitted.

3. RATES AND PAYMENTS

- A. The student agrees to pay the University [summer occupancy fees](#). In return, the University grants the student permission (license) to occupy an assigned residence in Loyola University Residences during the Contract Period.
- B. Upon the Student's assignment to a Residence and except as otherwise specified in this Contract, the student is obligated to pay the full amount of Room and Board Fees assessed for the Contract Period.
 - a. Financial arrangements for payment of Room and Board Fees must be made with the Student Administrative Services Office.
 - b. Failure to comply with payment deadlines may result in late payment fees, removal from the Residence, and/or, University sanctions regarding cancellation of registration and withholding of grades, diplomas, and transcripts.
 - c. Information about payment of Room and Board Fees may be obtained from the [Summer Housing website](#).
- C. The Student agrees to pay any additional costs associated with occupancy if arriving or departing on a date that differs from the approved dates of their Summer Housing Application.

4. ROOM ASSIGNMENTS, CHANGES, AND CONSOLIDATIONS

- A. If a Student needs a housing accommodation related to a disability, the student must apply through Disability and Accessibility Services (DAS). details of this application process can be found on the [Housing Accommodations Process](#) page of [DAS's website](#).
- B. This Contract does not guarantee a student a specific assignment, roommate, placement preference, or compatibility.
- C. The University reserves the right to select the specific bedroom and building to assign to the student, to assign other occupants to the unit, and to reassign (move) the student to another bedroom or unit at any time.
 - a. The University reserves the right to change room assignments, temporarily or permanently, if necessary for safety, health, vacancy of the room by another occupant, or other reasons as determined by Residence Life & Housing.
- D. Room Change Requests will not be permitted during the summer session.
 - a. Unauthorized room changes may result in termination of this Contract, a disciplinary sanction including a monetary fine, or both.
- E. The University reserves the right to assign residence hall rooms and other units/spaces to make the most effective use of available space, to use unallocated space (including lounges) in any University-operated housing, and to utilize double rooms for triple occupancy in overflow situations. The University also reserves the right to later reduce the number of students assigned to a room, lounge, or other accommodation.

5. RIGHT OF ENTRY AND SEARCH

- A. The University reserves the right to enter any student's room or unit without notice to (a) inspect for the condition of the room and compliance with health and safety regulations; (b) repair, maintain, or clean; (c) respond to reported or perceived emergencies; (d) pack and move student personal property upon

termination or cancellation of the Housing Contract; (e) enforce University policies; and (f) ensure that the building is vacated in fire drills, during break periods, and in health and safety emergencies.

- a. Authorized representatives of the University may address violations of University policy discovered upon entering a Student's room or unit.
- B. Per section I.B.1.f of the [Community Standards](#), the University reserves the right to conduct a reasonable search of a student or areas under the Student's control, without notice, in emergency situations, for spot inspections, in cases of suspected or alleged violation of University policy, or for such other purposes as are reasonably necessary to ensure the comfort, safety, and protection of members of the Loyola community.
 - a. Students may request the return of confiscated property through the Director of Public Safety. The decision to return property is at the discretion of the University.
 - b. Property that is illegal or against University policy will not be returned.

6. FURNISHINGS, ROOM CONDITION, PERSONAL PROPERTY, AND DAMAGES

- A. The University agrees to furnish each residence with basic furniture, generally a twin bed, desk, and dresser. Space layouts and furniture setups are based on specific rooms and may be affected by the physical aspects of the building and fire safety and/or health and safety considerations.
- B. The Student is responsible for the general condition of their room/unit and its contents. The Student must follow all guidelines and instructions with regard to maintaining their room in a safe condition. Students must report any health or safety or facilities issues present in their room to their Area Coordinator or Facilities Management (via a Work Request) immediately after the student becomes aware of the issue.
- C. The Student agrees to submit a completed Room Condition Report (RCR) indicating the condition of their assigned room/unit, its fixtures, and furnishings to Residence Life & Housing within seven (7) days after check-in. Failure to submit this form within the time specified shall constitute conclusive proof of acceptance by the Student of the residence, its fixtures, and furnishings as being in good condition.
- D. The Student is responsible for their personal property at all times.
 - a. The University assumes no responsibility for property left at the end of the Student's term of residency. Residence Life & Housing reserves the right to remove possessions left on the premises by the Student after the term of residency ends at the Student's expense.
- E. The Student agrees to pay for the repair of any damages beyond normal wear and tear to restore the residence, its fixtures, and furnishings to the condition noted on the completed forms.
 - a. Charges for Community Damage (to corridors, elevators, stairwells, bathrooms, common areas, etc) may be apportioned amongst all students assigned to the building unless the responsible party is identified.
 - b. Students will be notified of damage charges assessed when the Student vacates their assigned room (generally at the end of the semester). The Student will be informed of the damage appeal process and the deadline at that time.

7. INSURANCE

- A. The University is not responsible for theft, loss, or damage to the Student's personal property and highly encourages all students to carry appropriate personal insurance.
- B. GradGuard is the preferred provider for renter and liability insurance for students who would like to protect their belongings. The Student can sign up for insurance with GradGuard in the housing application or on [GradGuard's website](#).
- C. If the Student does not obtain liability insurance, parents/legal guardians should inquire with their homeowner's insurance whether or not their coverage may be extended to cover the Student's liability at the University.

- D. If the Student chooses not to obtain personal insurance, the Student waives the right to arbitrate and request financial compensation from the University if personal belongings are stolen, lost, or damaged.

8. TERMINATION OF CONTRACT

A Student may be removed from the Residence Halls and the Housing Contract terminated (a) as a result of disciplinary action; (b) for failure to comply with the terms of the Housing Contract; (c) for disenrollment from the University due to academic dismissal; (d) withdrawal from the University; or (e) leave of absence; (f) graduation.

- A. Upon termination of the Housing Contract, the Student is required to leave their room assignment within 24 hours of notification of cancellation.
- B. A Student is responsible for occupancy fees through the contract termination date which may include the final date of occupancy (when belongings are fully removed, and room key is returned).

9. CANCELLATION REQUESTS

A Student who wishes to cancel the housing contract must submit a Contract Cancellation Request. Submission of a Contract Cancellation Request does not guarantee approval. A Student should include all details pertinent to their reason for the cancellation request, submitting any supporting documentation available.

- A. Each request and any supporting documents will be reviewed by the Associate Director for Housing Operations and/or the Director of Residence Life & Housing to determine if the request meets the following reasons for cancellation:
 - a. Leave of absence after the Housing Contract has been signed
 - b. Induction into military service or military absences necessitating a change in residence
 - c. Internships or practicum requirements that necessitate residence away from campus if the student will not return to the Residence during the remainder of the Contract Period
 - d. Extenuating and unforeseen (i) financial circumstances or (ii) medical/health circumstances that occurred after signing the Housing Contract.
 - i. For unforeseen financial circumstances, the Student must have already consulted with Financial Aid regarding remedies that would allow the Student to fulfill the terms of the Contract
 - ii. For unforeseen medical/health circumstances, the Student will be referred to Disability and Accessibility Services to submit additional documentation
 - e. The primary purpose for securing summer housing has ended (e.g. concluded internship, withdraw from a summer course, Athletics obligation cancelled).
- B. Cancellation request submissions must be submitted by the following deadlines:
 - a. *Cancellation requests for residents continuing from Spring to Summer Housing: Friday, May 15*
 - b. *Cancellation requests for Summer Only residents: 72-hours before intended departure date*
- C. If a Student's cancellation request *is approved*, the Student may be eligible for a refund of Room and Board fees, where applicable.
 - a. The Student will be required to vacate their room within 72 hours of receiving notice of the approval unless otherwise approved by Residence Life & Housing staff. Room and Board fees will be assessed based on the date they move out of their room assignment.
- D. If the Student's cancellation request is *not approved*, the Contract and all its terms remain in effect for the remainder of the Contract Period.
 - a. A Student may submit an Appeal if the request is not approved.
 - b. Contract Cancellation Appeals will be reviewed by a committee comprised of several staff members.

- c. Once the Cancellation Appeals Committee reviews the Student's Cancellation Request and Appeal submission and renders a decision, the decision is final.
- E. As noted in Section 1, upon agreeing to the terms of the Housing Contract, students are obligated to the full financial value of the contract term. If the Student makes alternative housing agreements before receiving approval for a cancellation request, they will remain financially responsible for Room and Board fees if the request is not approved.

10. FORCE MAJEURE

The University shall not be responsible for any failure or delay in the performance of any obligation of the Housing Contract due to any force majeure event. For purposes of the Housing Contract, the term "force majeure event" shall mean fire, earthquake, flood, act of God, strikes, work stoppages or other labor disturbances, riots or civil commotions, litigation, war or other act of any foreign nation, plague, epidemic, pandemic, other public health emergencies, order or power of government or governmental agency or authority, or any other cause like or unlike any cause mentioned above, which is beyond the control or authority of the University. If the Housing Contract is terminated due to a force majeure event, the University reserves the right to determine eligibility for a refund of Room and Board. If the student is determined to be eligible for a refund of Room and Board, the refund will be assessed per the Refund Policy.

11. ARBITRATION OF DISPUTES

Any dispute related to this Housing Contract or a student's stay in University housing that is unable to be resolved through established university processes and procedures, can only otherwise be resolved through binding arbitration, not in court, unless the law requires otherwise.

Arbitration means:

- Disputes are decided by a neutral arbitrator instead of a judge or jury
- The decision is final and must be followed by both the Student and the University

Arbitration will take place in the state where the University is located and will follow the rules of a recognized arbitration organization. As part of arbitration, each party is responsible for its own legal costs. The University may still go to court if it needs to act quickly to protect people, property, or enforce University policies. This section continues to apply even after this Housing Contract ends.

12. FINAL ACKNOWLEDGEMENT

The Student's digital agreement certifies that the Student has read and understands the terms of the Housing Contract. Upon digital agreement, the Housing Contract is deemed binding on both parties for the full length of the term. The Student agrees to abide by all terms of the Housing Contract and the University's [Community Standards](#), which detail the expectations of the Student to act as a responsible member of the University community, as well as federal, state, and local laws, regulations, and ordinances. The Student agrees to comply with University representatives' instructions and act responsibly within the University community. If the Student violates the terms of the Housing Contract, the University can take legal recourse available under federal, state, or local laws.