

**Student Housing – Grenfell Campus, Memorial University**  
**Occupancy Agreement**

Between: Grenfell Campus, Memorial University of Newfoundland

And: Name: \_\_\_\_\_ Student Number: \_\_\_\_\_

**1. Condition of Occupancy**

- 1.1 I hereby accept the accommodations for the current semester, \_\_\_\_\_.
- 1.2 I understand that I must be a registered FULL-TIME student of Grenfell Campus, Memorial University of Newfoundland (hereinafter referred to as “the University”), College of the North Atlantic, or Academy Canada, for the duration of my occupancy.
- 1.3 I understand that the University cannot guarantee an allergen free environment.
- 1.4 I agree to take all necessary precautions to ensure that the unit and its contents and the common areas of the premises are not subjected to damages and/or theft.
- 1.5 I agree to accept financial responsibility at the end of the specified term for any damage that may occur to the unit and/or its contents and to share financial responsibility for damages to those areas used in common with my roommate(s) and/or other residents.
- 1.6 I agree to accept financial responsibility at the end of the specified term for any extraordinary cleaning that must be performed on the unit.
- 1.7 I agree that the University shall not be responsible for theft, damage, or loss of any personal property located or stored on the premises or in my unit. I acknowledge that the university is not responsible for any damage or loss of belongings or University property due to improper use of equipment or unforeseen infrastructure malfunction. While the University provides reasonable security, I understand that it is wise to obtain tenant insurance for personal possessions.
- 1.8 I acknowledge that Student Housing reserves the right to change room placements for administrative purposes at any time throughout the semester.
- 1.9 I will immediately report any malfunction of equipment, including mechanical, plumbing, electrical, or other University property.
- 1.10 I understand and agree that I am responsible for replacing any key(s), and the associated locks, if the key(s) are lost or otherwise not returned to the university. This charge is a fixed rate of \$85.00.
- 1.11 I acknowledge that I am not permitted to give my housing keys to another individual under any circumstances.
- 1.12 I acknowledge that University employees and/or external contractors have the right to enter any unit or common area, in accordance with the University Policy for Entering Student Residence Rooms, in order to conduct regular inspections, make necessary repairs, and verify compliance with this agreement, the Student Code of Conduct and/or Housing Regulations.
- 1.13 I acknowledge that any actions this Occupancy Agreement, while using and occupying the premises and/or my unit, could result in charges being laid against me by the Residence Life Office, University Student Conduct Committee, or local law enforcement.

**2. Fees**

- 2.1 I understand that I am responsible for paying accommodations fees for the current semester, plus an activity fee, as per the Memorial University Calendar.

**3. Regulations**

- 3.1 I acknowledge and agree that I am bound by and will follow the Student Housing regulations which can be found on the Student Housing website. I understand that while these regulations are not exhaustive, they represent a minimum standard of conduct required of the student in order to have the right to use and occupy the premises and/or unit.
- 3.2 I understand that I am subject to, and must abide by, all university regulations and policies.
- 3.3 I understand that I am subject to, and must abide by, ALL municipal, provincial and federal legislation and regulations.
- 3.4 I understand that failure to comply with the terms and conditions of this Occupancy Agreement shall be grounds for disciplinary action, including non-academic probation and/or eviction from Student Housing.

**4. Termination of Agreement**

- 4.1 I accept that this Occupancy Agreement can only be terminated without penalty if I am required to withdraw from the University due to academic, medical, or other extenuating circumstances, and for no other reason.
- 4.2 I understand and agree that in all other cases of termination than those listed in Clause 4.1, termination of this occupancy requires a 30-DAY WRITTEN NOTICE. If no notice is given, I will be charged for the aforementioned 30-day period.
- 4.3 I understand that termination of this Occupancy Agreement within the first 2 weeks of the regular semester will result in a forfeiture of my \$500.00 prepayment to the University.
- 4.4 I agree to vacate the premises 24 hours after the conclusion of my last exam for the semester in question.

**5. Access to Information and Liability**

- 5.1 The Manager of Student Housing and/or delegate shall be authorized to release my information to appropriate University officials should there be an incident regarding conduct or medical emergency.
- 5.2 The Manager of Student Housing and/or delegate shall be authorized to contact my next-of-kin in the event of a serious illness or injury to my health or safety.
- 5.3 I agree to indemnify and hold harmless the University from all costs, losses, damages, liabilities, fines, suits, claims, demands, or actions which the University shall suffer by reason of any breach, violation, or non-performance by me of any covenant, term, or provision of this Agreement or by reason of any injury or damage suffered by any person or property by reason of my act, neglect, or default or by reason of the act, neglect, or default of my guests.

I understand that by signing below I am verifying that I have read, understood, and agree to the above terms and conditions.

\_\_\_\_\_ / \_\_\_\_ / \_\_\_\_  
**Student Signature**                  **MM    DD    YEAR**

Room No. \_\_\_\_\_

\_\_\_\_\_   
**Witness (Student Housing)**                  **Cell Number**