

Colorado College | Housing and Residential Experience Room and Dining Contract Summer Session 2026

Final version posted 3.6.2026

Introduction: Please read this Contract carefully. It is a legally binding Contract and contains important information. You may not alter this Contract in any way without written agreement from the Director of Housing & the Residential Experience. The Contract is for a space in a Housing and Residential Experience facility and constitutes a revocable license for use of College housing; it does not create a leasehold, tenancy, or any real property interest under Colorado law. This agreement is not for a particular room or type of housing.

By signing this Contract, you agree to accept your residence assignment, and understand this assignment may change. Once you receive a key to your assigned residence or move personal belongings into your assigned room (whichever comes first), you are considered to have taken occupancy (“Occupancy”) and will incur charges. You also agree to familiarize yourself and comply with all College policies governing occupancy, including those set forth in this Contract and in the Pathfinder, to be considerate of other residents and to respect the rights of others at all times. The Pathfinder may be found at: <https://www.coloradocollege.edu/other/pathfinder/>, as well as in paper form when requested at the Housing and Residential Experience Office.

1. Make sure you have all your questions answered before you sign and submit the Contract. Please ensure you understand all provisions before signing; questions should be directed to RESIDENTIAL EXPERIENCE staff for any TERMS AND CONDITIONS of this Contract.
 2. If you have any doubts about the meaning of any specific provisions of the Contract, or require an alternative format, please contact the RESIDENTIAL EXPERIENCE office at 719-389-6618 or via email at housing@coloradocollege.edu.
 3. RESIDENTIAL EXPERIENCE uses email as the primary method of communication regarding housing contract matters. Notices required under this Contract will be deemed delivered when sent to the student’s official CC email account. Students are responsible for frequently checking their Colorado College email account. RESIDENTIAL EXPERIENCE shall not be held liable, except in cases of proven negligence, for email messages that are not received by the student.
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Terms and Conditions

1. General Conditions:

- a. Resident eligibility is outlined below in Section 2. Eligibility is subject to the terms and conditions noted within this Contract as well as all current rules, regulations, procedures and responsibilities that apply to individual residents, including but not limited to those within the Colorado College (“CC”) undergraduate and graduate catalogs, the Pathfinder and all other official publications of the College and Housing and Residential Experience. In the event of any conflict among the foregoing, the terms and conditions of this Contract are controlling.
- b. This Contract is personal to the Resident (“student”) and is not transferable by the Resident. Notwithstanding the foregoing, if a parent or guardian has signed this Contract in addition to the Resident, the Contract will be binding on both parties.

- c. If you have ever been convicted of a felony or any crime involving drugs, alcohol or a weapon, or if you are required to register as a sex offender, you must disclose the conviction via e-mail to the Associate Vice President of Student Life by emailing housing@coloradocollege.edu as part of the application process. Your failure to provide complete, accurate and truthful information will be grounds to revoke or deny your application. Your disclosure will not necessarily preclude your application from being accepted. CC will review the circumstances of the conviction and determine whether your application to live in RESIDENTIAL EXPERIENCE facilities will be accepted.
- d. This Contract must be signed electronically by the Resident if they are 18 years of age or older without a parent/guardian co-signature. If a Resident is under 18 years of age, a parent/guardian co-signature is required.
- e. CC, in compliance with applicable state and federal laws and regulations, does not discriminate on the basis of age, color, disability, gender identity or expression, marital status, national origin, race, religion, sexual orientation, or veteran status and complies with the Americans with Disabilities Act (ADA), Section 504 of the Rehabilitation Act, Title IX of the Education Amendments of 1972, and the Fair Housing Act. in any of its policies, procedures, or practices.
- f. Applicants and Residents with qualifying disabilities have the right to request reasonable accommodations or modifications. Requests for accommodations can be made with Accessibility Resources (AR) at accessibilityresources@coloradocollege.edu.
- g. By entering into this Contract, you agree that RESIDENTIAL EXPERIENCE may use and/or release your CCID photo, for housing and dining purposes in compliance with FERPA and College data-privacy policies, within RESIDENTIAL EXPERIENCE or to any person determined by RESIDENTIAL EXPERIENCE to have a legitimate need for that photo, including without limitation the verification of your identity in connection with RESIDENTIAL EXPERIENCE services.
- h. Residents living on campus for the summer session are not bound by the Colorado College Live-on Requirement.

2. Eligibility: To be eligible for residence in on-campus housing, individuals must be admitted to and enrolled at CC in the Pre-College or Stroud programs.

- a. To be eligible for residence in on-campus housing, individuals must be admitted to and enrolled at Colorado College and registered for Summer 2026 stroud or Pre-College
- b. The Resident shall be deemed in breach of this Contract if they are no longer registered for classes at Colorado College.
- c. Residential Experience reserves the right to deny housing arrangements to any student who has been sanctioned under the Pathfinder depending upon the severity of the conduct and circumstances, violated the terms of this contract, or as a delinquent account for housing-related charges.

3. Term:

- a. The Contract Term is for Stroud/Pre-College Summer Session 2026, defined as beginning with the start of the first session the Resident is enrolled in summer classes, or upon Occupancy, whichever occurs first, through the end of Summer Session. The Summer Session is July 5-29, 2026. Any alterations to this duration or move-in dates will only be accepted with written permission by Admission and Residential Experience staff.

4. Assignment of Space:

- a. This Contract is for an assigned space in a residence hall and not for a specific room or bed. This Contract constitutes a revocable license for use of College housing and does not create a tenancy, leasehold, or any real property interest.
- b. Residential Experience accommodates resident housing preferences, when possible, but does not guarantee assignments based on preferences.
- c. The Resident is required to pay the published or officially announced rate for the summer space that is assigned. Specific rate information is available on the Residential Experience website: <http://ResX.link/rates>.
- d. The College reserves the right to reassign Residents to another room or residence, or change the occupancy configuration of a room, at any time during the Contract Term for administrative, health, safety, or operational reasons when feasible, written notice will be provided before a required move. Examples of circumstances requiring reassignments include, but are not limited to: consolidating space, conserving energy, protecting the welfare of residents, closing part or all of a residence hall, utilizing an ADA designated space for an ADA room accommodation, or other maintenance, economic, behavioral or safety reasons.
- e. Assignments may be based on previous behavior or conduct issues only as permitted under College conduct policies and applicable law.
- f. The College reserves the right to refuse any application to live in the residence halls consistent with nondiscrimination and due process requirements. Animals are not permitted in residence halls, except as authorized under the CC Service & Emotional Support Animal Policies:
<https://www.coloradocollege.edu/offices/accessibilityresources/student-resources/accommodations/>.

5. Occupancy: Occupancy means that the Resident has received a key for a specified room or has moved personal belongings into their assigned room (whichever occurs first). Occupancy is for the Term of the Contract, beginning July 5, 2026, unless otherwise approved. Written authorization from the Assistant Director for Housing Operations, or their designee, is required for any other occupancy arrangement. Occupancy status does not require the actual physical presence of the Resident or their belongings. The Resident will be assessed charges for the entire Contract Term unless released in writing by Residential Experience under Sections 6 or 7.

6. Contract Termination (by College):

- a. Residential Experience reserves the right to terminate this Contract for any of the following reasons:
 - i. The Resident has not taken Occupancy of the assigned space by noon within 2 days of move in date posted in the assignment email, unless the Residential Experience has received written notification prior to the start of the term from the Resident that they will be arriving late. Reassignment of late-arriving Residents (who do not provide written notice) will be made upon their arrival at the College, as space is available.
 - ii. The Resident does not meet Eligibility requirements.
 - iii. The Resident commits serious or repeated student conduct violations or if it is determined that the Resident poses a direct threat to themselves, other residents or guests, or to residence hall, or dining center facilities. In this circumstance, a Resident may be asked to vacate the premises immediately pending a hearing.

- iv. The Resident is suspended or expelled from the College for disciplinary reasons.
- v. The Resident owes in excess of the College determined threshold that prevents course registration to meet the outlined eligibility.
- vi. The Resident is in breach of the terms and conditions of this Contract.
- vii. Health and safety conditions exist based on the prevalence of a communicable disease that endangers those living in congregate living environments, as determined by the Centers for Disease Control, or appropriate public health authority and the College.

7. RESIDENTIAL EXPERIENCE Charges and Payments:

- a. All rates are subject to the CC Board of Trustees approval. If your application and contract are submitted prior to the CC Board of Trustees' annual approval, residence hall room rates, and fees are subject to change and will be notified to the student's CC email account. Rates may be found on the RESIDENTIAL EXPERIENCE website: <http://ResX.link/rates>.
- b. Rates are based upon a combination of housing type and room type, are available on the RESIDENTIAL EXPERIENCE website: <http://ResX.link/rates>. The Resident agrees to pay CC for housing charges as indicated on the current rate sheet, including reasonable costs of collecting a delinquent account, and any applicable late fees or interest consistent with College policy.
- c. Housing will not be prorated if Occupancy is taken on any day during the first or last week of occupancy.
- d. Charges for each term are billed on a Resident's Student Account. Contact the Student Accounts Office at studentaccounts@coloradocollege.edu or (719) 389-6698 for more information on making payments to your account.
- e. Charges for policy violations, damages, improper checkouts, and contractual noncompliance will be assessed as detailed on the Residential Experience Common Residence Hall Charges schedule found on the Residential Experience website: <http://ResX.link/rates>. Such charges represent reasonable liquidated damages intended to compensate the College for its administrative and repair costs, not penalties. In the event of billing error or dispute, the College will provide an opportunity for the Resident to contest the charge under Section 12 before further collection efforts.

8. Room Changes: Room changes are permitted only by written approval of a Residential Experience Operations staff member.

- a. Unauthorized room changes and/or room swaps will result in an improper checkout fee and the Resident may be required to move back to the original assignment. Residents who make unauthorized room changes and/or room swaps will also be charged the room rate for both rooms until either the room change and/or room swap has been approved and the Resident has completed vacating the originally assigned room (room change), or the Resident has moved back to the originally assigned room.
- b. Residential Experience reserves the right to restrict room changes and/or room swaps at any time.

9. Room Vacancies: If a vacancy occurs in a double, or triple occupancy room, the remaining Resident(s) must keep the room clean and ready for another resident to move into the room at any time. In buildings with apartments and houses, this requirement includes the common space(s) as well. Definition of a clean and ready room may be found at: <http://ResX.link/moving-out>

- a. If a space is available in a room, Residential Experience may assign a roommate at any time without prior notification to the remaining Resident(s).
- b. The room must have at least one set of all the furnishings and space available for a new resident to move in at any time.
- c. Any room determined to not be ready for a roommate at any time, refusal to accept a roommate, or failure to accept reassignment to another room will be interpreted as a failure to comply and deemed a breach of this Contract and the Resident hereby agrees to pay a fee for a higher room rate (a double room billed at the rate of a single or a triple room billed as a double) to compensate the College for its inability to rent the room to another Resident, retroactive to when the previous Resident roommate vacated the room after written notice and a 24-hour opportunity to cure. The Resident also agrees to immediately return the room to a state that is ready for a roommate. If the room is returned to a state that is deemed ready by RESIDENTIAL EXPERIENCE, the charges will be returned to the original rate from that date forward. Additionally, failure to maintain a room in a state ready to receive a roommate, failure to accept a roommate or failure to accept reassignment to another room may result in conduct action.
- d. Residents agree not to create or maintain an unwelcoming, hostile, or intimidating environment with the intent to drive out a roommate. Violating this agreement will be considered, along with other breaches of this Contract, a disciplinary issue resulting in possible Student Conduct sanctions as well as financial responsibility for Termination and Cancellation Fees.

10. Moving Out:

- a. Residents will be charged for housing until they have completed the entire move out process. More information about this process is available on our website: <http://ResX.link/moving-out>
- b. Each Resident must remove all personal belongings from their room when the Occupancy period ends, or this Contract is terminated. The room must be cleaned and all keys returned to their respective front desk prior to move out being complete. Remaining personal items will be considered abandoned and will be disposed of in accordance with College property disposal procedures and applicable law. The completion of the entire move out process ends with the Resident turning in the room/apartment/house key(s) to their respective front desk.
- c. During move out, Residents may be present for an initial staff inspection of the final room condition; however, the initial inspection is informational in nature and is not the final determination of room condition. All rooms are inspected after the Resident vacates the room, and this inspection may result in damage charges, regardless of whether the Resident is present at the time of inspection.
- d. The Resident agrees to pay for keys not returned and to cover the cost of extra custodial service to remove personal belongings or excessive cleaning of the room after the Resident has vacated. The College will determine such charges in a manner reasonably calculated compensate for damages and in accordance with the Common Residence Hall Charges Sheet, located at <http://ResX.link/rates>.

11. Injury or Property Loss: The College is not responsible for loss or damage to personal property or for any injury to Resident or a guest of the Resident in RESIDENTIAL EXPERIENCE facilities due to fire, theft, water, interruption of water, heat, utility problems, or other causes, except to the extent caused solely by the College's gross negligence or willful misconduct. Residents are strongly encouraged and expected to carry personal property or

renter's insurance. Residents are also strongly encouraged to remove all valuable items from the room during Break Periods. Any claims regarding property loss or injury will be referred to the AVP of Administrative Services, or their designee.

12. Force Majeure: RESIDENTIAL EXPERIENCE delay or failure to perform any term or condition of this Contract as a result of force majeure conditions beyond its control such as, but not limited to, war, strikes, fires, flood, governmental restrictions, power failures, acts of nature, pandemics, epidemics, public health emergencies, or damage or destruction, shall not be deemed a breach of this Contract. In such circumstances, RESIDENTIAL EXPERIENCE may suspend, modify, or terminate housing services without obligation for refund, damages, or other compensation, except as may be expressly required by law.

13. Responsibility of Resident for the Facilities:

a. Care and maintenance of facilities:

- i. Each Resident is provided with a room and/or apartment and/or house key and electronic exterior access through the Resident's CC student ID card and will be held responsible for loss of these items.
- ii. Each Resident is financially responsible for all facilities, fixtures, and items provided for their use.
- iii. Any damage associated with a Resident's service or assistance animal may be charged to the Resident.
- iv. Residents may be charged for cleaning of the room and for any change in the general condition of College property that is not the result of normal wear and tear.
- v. Condition of the College property will be determined upon final inspection of the room by RESIDENTIAL EXPERIENCE staff.
- vi. Residents are responsible for reporting any need for repairs in a timely manner. During a maintenance emergency, please contact a RESIDENTIAL EXPERIENCE Front Desk or a RESIDENTIAL EXPERIENCE staff member by phone or in person.

b. Charges for loss or damage:

- i. Charges for loss or damage caused by a Resident will be assessed by RESIDENTIAL EXPERIENCE on the Resident's College Account, and must be paid promptly. Resident agrees in advance to the charges listed in the RESIDENTIAL EXPERIENCE Common Residence Hall Charges Sheet, located at <http://ResX.link/rates>. Resident further agrees to pay the other charges listed in this section, which the College will calculate to reasonably compensate it for its loss.
- ii. Charges for the loss of equipment and damages or defacement of any area in common use (such as lounges, recreation rooms, corridors, bathrooms, etc.) will be assessed against the Resident(s).
- iii. Damages in common areas may be divided and charged on a pro-rated basis to each Resident in the living community.
- iv. Charges for damage, insufficient cleaning, improper checkout, and lost keys during the Contract period will be billed to the Resident's College Account.

c. Painting, repair, and remodeling restricted:

- i. Residents are encouraged to personalize their rooms but are not permitted to paint, repair, or remodel their room or public areas in residence halls without prior written permission from RESIDENTIAL EXPERIENCE. Furniture and mattresses are not to be moved from one room to another. A service charge will be

assessed, and possible disciplinary action may be taken if furniture is moved from other Resident rooms or public areas into a Resident's room.

d. Furniture:

- i. Each room is provided with a specific set of College-owned furniture. All furniture issued at the time of check-in must remain in the assigned space for the duration of occupancy.
- ii. Residents may not remove, relocate, disassemble, trade, or replace any College-provided furniture. Furniture may not be used for purposes other than its intended design.
- iii. Mattresses must remain on the bed frame, and bed frames must remain on the floor. Residents may not substitute or add outside furniture such as personal mattresses, large, upholstered items, or oversized furnishings.
- iv. No College-owned furniture may be moved from common spaces (lounges, study rooms, etc.) into Resident rooms, or from one Resident room to another.
- v. Furniture may not be placed outdoors, on porches, decks, or lawns.
- vi. Any furniture found missing, damaged, altered, or used inappropriately will be repaired or replaced by the College at the expense of the responsible Resident(s), in accordance with published charge schedules. Charges will be applied to the Resident's College Account.
- vii. Requests for exceptions (such as removal for approved disability accommodations) must be authorized in writing by the Director of Housing & Residential Experience or their designee prior to any changes.

14. Health, Safety, and Security: The Resident agrees to take primary responsibility for their own health, safety and security, and to support the health, safety and security of fellow residents, the buildings, and dining areas. RESIDENTIAL EXPERIENCE will work cooperatively with Residents to promote a safe and secure environment, although absolute safety cannot be guaranteed. The Resident agrees to read and abide by security policies and precautions stated in the Pathfinder, and other applicable CC health, safety and security publications. If necessary for public health reasons, Colorado College may require residents to undergo testing for communicable diseases in accordance with applicable public health guidance and law.

15. Environmental Health Notice (Asbestos and Lead Paint): Certain College residential buildings were constructed before the use of asbestos-containing materials (ACM) and lead-based paint (LBP) was discontinued in the United States. The College maintains compliance with all applicable federal, state, and local laws regarding the management, maintenance, and removal of ACM and LBP. Certified professionals regularly inspect and monitor these materials to ensure they do not pose a health risk when intact and undisturbed. Residents agree not to disturb walls, ceilings, pipes, or other structural elements and to promptly report any damage (e.g., crumbling material, peeling paint) to RESIDENTIAL EXPERIENCE or Facilities Services. The College will take appropriate corrective action as required by law. This notice is provided for informational and risk management purposes and does not indicate the presence of any known hazard in your assigned space.

16. Room Entry: Resident agrees that RESIDENTIAL EXPERIENCE may enter, and RESIDENTIAL EXPERIENCE reserves the right to enter, rooms with or without notice for reasons including, but not limited to:

- a. Provision of maintenance and custodial services.
- b. Preparation of space for a new resident.

- c. Inspection of room conditions upon vacancy of a Resident, for health and safety reasons, during Break Periods, or for sanitation, security, or safety reasons.
- d. Elimination of nuisances.
- e. When reasonable cause exists to indicate a violation of established conduct or health and safety standards.
- f. To prevent abuse or destruction of College property.

17. Community Standards and Prohibited Items: The Resident agrees to abide by all CC and RESIDENTIAL EXPERIENCE policies and community standards, as stated in the CC Pathfinder: <https://www.coloradocollege.edu/other/pathfinder/>. Policies addressed include, but are not limited to: prohibited items, alcohol, drugs, smoking, and noise. Violations of RESIDENTIAL EXPERIENCE and community standards may result in disciplinary action under the Student Conduct Procedures and, when applicable, termination of the Contract under Section 9.

18. Exceptions to Contract Terms and Conditions: Only the Director of RESIDENTIAL EXPERIENCE or their designee are authorized to modify the TERMS AND CONDITIONS of this Contract, and any modifications must be done in writing to be valid. Resident Advisors (RAs) and Professional Residential Education staff are not authorized to make binding modifications or verbal agreements affecting this Contract.

19. Applicable Law: This Contract is governed by and shall be construed in accordance with the laws of the State of Colorado, without regard to any other jurisdiction's conflict of law rules or doctrines. Any claim, action, or suit between CC and Resident that arises out of or relates to this Contract must be brought and conducted solely and exclusively within the Circuit Court for El Paso County, for the State of Colorado.

20. Severability: The invalidity, illegality or enforceability of any provision of this Contract shall not affect the validity, legality or enforceability of any other provision of this Contract, which shall remain in full force and effect and shall be liberally construed in order to effectuate the purpose and intent of this Contract. Headings and formatting are for convenience only and do not affect interpretation.

21. Effect of Signature: By entering this Contract, the Resident certifies that they have read all the terms and conditions of the RESIDENTIAL EXPERIENCE Summer Session 2026 Room and Dining Contract and agree to the terms stated therein.