

A. ___ Full Academic Year Agreement for Wallace, Tower, McConnell and North Campus Communities. The full academic year license agreement for Wallace, Tower, McConnell, and North Campus includes the fall semester, which occupancy runs from 8 a.m. PT on Wednesday, August 19, 2026, through 12 p.m. (noon) PT on Saturday, December 19, 2026, AND spring semester, which occupancy runs from 12 p.m. (noon) PT on Sunday, January 10, 2027, through 12 p.m. (noon) PT on Saturday, May 15, 2027. No occupancy is permitted between December 19, 2026, at 12 p.m. (noon) PT, and January 10, 2027, at 12 p.m. (noon) PT.

B. ___ Full Academic Year Agreement for Living Learning Community. The full academic year license agreement for the Living Learning Community begins at 8 a.m. PT on Wednesday, August 19, 2026 and ends at 12 p.m. (noon) PT on Saturday, May 15, 2027.

C. ___ Spring ONLY Agreement. The spring only license agreement for all residence hall areas begins at 12 p.m. (noon) PT on Sunday, January 10, 2027 and runs through 12 p.m. (noon) PT on Saturday, May 15, 2027.

D. ___ Summer Semester Only.

3. **Application Fee.** An application fee of \$100.00 is required to proceed with the application process. The application fee shall be paid online using a debit or credit card and must be paid before the Student's room assignment can be made. If the student has a Residence Hall and Dining Services Agreement for the following spring, summer or fall semester and has not cancelled their housing, the application fee will rollover.
4. **Cancellation of Reservation.** Once a room assignment is made, Student may view their assignment by logging into the Housing Portal (iwanhousing.uidaho.edu), selecting My Housing from the menu options and looking under My Assignment. A key/access will be available for pick-up to students on the date the license agreement term begins. **Once Student picks up a key or receives access to the assigned space it is considered occupied, and Student shall be obligated to pay all amounts due under this License Agreement for the full duration of the term of this License Agreement.** If prior to the expiration of the License Agreement, Student ceases to be registered as a student at the University, Student shall (1) become ineligible for residence hall occupancy and must vacate the Assigned Space within three (3) days of ceasing to be registered, except where the University has agreed in writing to extend this date; (2) forfeit all amounts due under this License Agreement for the full duration of the term of this License Agreement; and (3) be charged other applicable fees as indicated in section 10 of this License Agreement.
 - 4.1 **First-year Freshman Cancellations:** The University of Idaho requires all full-time, first year students under 21 years of age to live in organized living groups officially recognized by the university (residence halls, fraternities and sororities) for one academic year. Due to this residency requirement, License Agreement cancellations submitted by first year students *who are intending to continue as a student at the University will not be processed or approved* without written approval from the Dean of Students Office exempting the student from this residency requirement. Students with cancellations due to an exemption approved by Dean of Students will be charged applicable fees as indicated in section 10 of this License Agreement.
5. **Payments by Student.** Room and meal plan charges will be deducted from Student's financial aid, if applicable. The remaining balance covering occupancy during that particular semester shall be paid in full on or before the first day of the applicable semester. Alternatively, Student can contact the Student Accounts Office, located in the Pitman Center, for additional payment options. **Students who do not pay on time will be subject to late fees as outlined by the Student Accounts office and a three (3) day Residence Hall and Dining Services Agreement termination notice.**
6. **Occupancy.** Occupancy occurs when Student picks up a key/access card for their Assigned Space. Actual physical occupancy of the Assigned Space by Student and/or placement of Student's possessions within the Assigned Space are not necessary to constitute occupancy.
7. **Termination of License Agreement by University.** In addition to any other rights and remedies, University may terminate this License Agreement upon the occurrence of any of the following:
 - 7.1 Student fails to pay scheduled room and meal plan payments when due and such failure to pay continues for more than three (3) days after the due date of such payment, except where the University has agreed in writing to extend the due date of such payment; or
 - 7.2 Student breaches, violates, fails to perform or otherwise is in default of any of the terms or conditions of this License Agreement; or
 - 7.3 Student ceases to be a full-time registered, fee paying student at the University, without written permission to remain in the residence halls from Housing & Residence Life office; or
 - 7.4 Student fails to comply with the rules and regulations set forth in this License Agreement, the Residential Data Connection Privilege Agreement, the Student Code of Conduct, the Residence Hall Handbook, Fire Safety Regulations, or any other University policies or applicable local, state or federal laws; or
 - 7.5 Student misrepresents information on Residence Hall Application, this Agreement, or other University of Idaho documents; or
 - 7.6 Student fails to respect the rights of fellow residents by creating an atmosphere that is not conducive to the successful pursuit of an academic degree, or engages in disruptive, dangerous or excessively noisy behavior or behavior that intimidates or harasses other people or interferes with the quiet enjoyment of the premises by residents and guests; or
 - 7.7 Student is finished with finals at the end of the semester, and is disruptive to other students studying for finals; in which case, Student may be asked to leave within 24 hours; or
 - 7.8 Student is subject to sanctions or interim actions imposed on the student for violations or suspected violations of the Student Code of Conduct which restrict the student's ability to live in University housing.

The University may terminate this License Agreement for any of the above reasons upon giving the student three (3) days written notice. The notice shall state the reason for termination and the date of termination, which must be at least three (3) days after providing notice in accordance with Section 8. After the date of termination, the University shall be entitled, without further notice, to enter the Assigned Space and repossess the same, and to remove Student and Student's property without any liability for trespassing or otherwise. The three-day notice requirement does not apply to the circumstances described in Section 7.7 or 7.8 above.

In the event this License Agreement is terminated in accordance with the provisions of Section 7, Student shall be required to immediately surrender the Assigned Space and all University-owned property to the University under the same terms and conditions as would apply under this License Agreement if the surrender were to take place at the completion of this Agreement. The University may reassign the Assigned Space or any part thereof in the name of the University on such terms and conditions as the University may determine.

TERMINATION OF THIS AGREEMENT IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION SHALL NOT RELIEVE STUDENT OF THEIR LIABILITIES AND OBLIGATIONS UNDER THIS AGREEMENT AND SUCH LIABILITIES AND OBLIGATIONS SHALL SURVIVE ANY SUCH TERMINATION.

Notwithstanding the provisions above, the University specifically reserves the right to immediately remove any individual from the Residence Hall premises if the University, in its sole discretion, determines that the individual presents an immediate danger to the community.

8. **Communication/Notice.** All communications between Housing & Residence Life and Student that are initiated by Housing & Residence Life, and all notice required by this License Agreement shall occur exclusively via email, using the Student's official University email account (i.e., "@vandals.uidaho.edu" or "@uidaho.edu"). Notice is deemed received upon delivery to the official email account. Student is expected to and agrees to check their official email account daily and respond to all communications from Housing & Residence Life promptly. Promptness will depend on the specific communication and circumstances, but under no circumstances shall it exceed 72 business hours from receipt.
9. **Payment in the Event of Release.** If Housing & Residence Life releases a student in writing from their obligations under this Agreement, other than pursuant to Section 7 above, and Student continues to be a student at the University or withdrawals from the institution, Student shall pay to the University room and meal plan charges and pay to the University an early release charge as outlined in the early release schedule below.
10. **Partial Refunds of Room and Meal Plan Charges to Students Who Withdraw from University Housing.** If Student withdraws from University Housing and checks out properly prior to the end of the housing agreement date, Student may be entitled to a partial refund of room and meal plan charges.

10.1 Housing refunds will be prorated based on the early release charge and refund schedule listed below. The last date to be considered for a Residence Hall partial refund will be the last Saturday of the 12th week of classes each semester. To be considered for a partial refund, the student must complete a cancellation request form through the Housing Portal (iwanhousing.uidaho.edu) and completely check out of their assigned space.

10.2 **Housing Agreement Early Release Charge and Refund Schedule.** If a student cancels and completely checks out of their assigned space by:

Time Frame	Early Cancellation & Check-Out <i>WITH</i> a qualifying event	Early Cancellation & Check-Out <i>WITHOUT</i> a qualifying event	Refund Amount
Prior to July 1 for Fall Semester	No Charge	No Charge	Full Refund of all housing charges that have been added to the students account
Prior to Dec. 1 for Spring Semester	No Charge	\$350	
After July 1 for Fall Semester OR after Dec. 1 for Spring Semester and BEFORE agreement start date	\$350 after July 1 No charge after Dec. 1	\$350 after July 1 \$700 after Dec 1	
Agreement Start Date through end of Week 2	No Charge	\$1,400	Daily prorate of days remaining in semester
Weeks 3 & 4	No Charge	\$1,200	75% of total Housing rate
Weeks 5 through 8	No Charge	\$900	50% of total Housing rate
Weeks 9 through 12	No Charge	\$600	25% of total Housing rate
Week 13 to end of semester	No Charge	\$300	No Refund

10.2.1 Weeks begin on Sunday and end on Saturday

10.2.2 See Housing Agreement Addendum One for a more detailed explanation of qualifying events and cancellation fees

10.2.3 Refunds and charges are assessed based on the date the student has completed a proper check-out from their assigned space

10.3 Meal Plan refunds will be prorated based on the refund schedule below. The last date for consideration of a partial refund of a meal plan will be the Saturday of the 12th week of classes each semester.

10.4 **Meal Plan Refund Schedule.** If a student cancels by:

Time Frame	Dining Dollar Refunds	Meal Plan (excluding dining dollars) Refund Amount
Agreement Start Date through end of Week 2 of classes	Unused dining dollars	Daily prorate of days remaining in Agreement
Weeks 3 & 4	No Refund	75% of total Meal Plan rate, less dining dollars
Weeks 5 through 8	No Refund	50% of total Meal Plan rate, less dining dollars
Weeks 9 through 12	No Refund	25% of total Meal Plan rate, less dining dollars
Week 13 to end of semester	No Refund	No Refund

10.4.1 Weeks begin on Sunday and end on Saturday

10.5 **Cancellation Check-Out:** After the student completely checks out of their housing assignment they will no longer have access to their former housing assignment, weekly meal plan, or any remaining dining dollars.

10.6 **Cancellation Fee Appeals:** Students have the ability to appeal decisions made by University related to cancellation fees and refunds. All

appeals must be submitted within 30 days of cancellation fee placement on student account. Appeals submitted 31 or more days after cancellation fee is placed on the student account will be automatically denied. Appeals are reviewed by a Housing and Residence Life Appeals Committee. The student will email housing@uidaho.edu for appeal process instructions.

11. **Requirement to Vacate Assigned Space.** When this License Agreement expires and has not been renewed in writing, or when this License Agreement is otherwise terminated, Student shall immediately vacate the Assigned Space and remove all of Student's property contained in the Assigned Space and any other Housing & Residence Life property. If Student's property remains in or about the Assigned Space and any other Housing & Residence Life property after this License Agreement has expired without renewal or has been terminated, Student will be charged for the removal of any property and a reasonable storage fee. If Student's property is not reclaimed, and removal and storage fees are not paid within ten (10) days after the expiration or any termination of this Agreement, it will be treated as abandoned property, and the University may sell or otherwise dispose of such property in any manner without liability. Further, if Student remains in the Assigned Space or any other Housing & Residence Life property after the last day of this Agreement without a written extension signed by University, Student will be deemed to be trespassing.
12. **Proper Check-Out.** At the conclusion or termination of this License Agreement, Student must properly check-out of the Assigned Space by returning their keys and appearing at the Housing Information Desk to have access terminated. Improper check-out shall result in Student being assessed (1) an improper check-out charge of fifty dollars (\$50); (2) an eighty-five-dollar (\$85) charge for lock changes if keys are not returned on time, and (3) any applicable cleaning and damage charges. Student is not considered checked-out until all keys are returned to Housing & Residence Life. Student will continue to accrue daily charges until the keys are returned, or a lock change has been processed.
13. **Indemnity.** To the extent permitted by law, Student shall indemnify, defend and hold the State of Idaho and University and its governing board, employees, agents and assignees harmless from and against any and all claims, losses, damages, injuries, liabilities and all costs, including attorney's fees, court costs and expenses and liabilities incurred in or from any such claim, arising from any breach or default in the performance of any obligation on Student's part to be performed under the terms of this License Agreement, or arising from any act, negligence, or failure to act of Student or any of Student's agents, relatives, invitees or guests.
14. **Student Responsibility for Repairs.** Student is considered responsible for the assigned space once Student picks up a key or is given electronic access. Therefore, Student shall be solely responsible for:
 - 14.1 All costs for repair of damage to Student's Assigned Space, suite and/or the residence hall building, or premises not caused through normal wear and tear.
 - 14.2 For replacement of damaged or lost property in Student's Assigned Space and/or the Residence Hall. If individual responsibility for the damage/loss cannot be established, cost of repair will be equally divided among the residents of the applicable Assigned Space, suite or Residence Hall.
15. **Room Assignment Decisions.** Housing & Residence Life reserves the right, at its sole discretion, to make assignments and re-assignments of space within Housing & Residence Life properties and to authorize or deny room and roommate changes. Housing & Residence Life may reassign Student to a different Assigned Space at any time for any or no reason. If Student is paying for a double room but finds themselves without a roommate, the Student will receive a communication from Housing & Residence Life laying out the following choices: (1) Student can consolidate by moving to another room to become another student's roommate or by staying in the Assigned Space and receiving another roommate, at Housing's sole discretion; or (2) Student can request to pay the single room rate and remain in the Assigned Space without having a roommate. Approvals will be determined based on availability. Student must respond within seven (7) calendar days with their decision. Failure to respond within the time frame will result in Student being deemed to have selected the second choice and being assessed the single room rate from the time their roommate checked out of the room.
16. **Assigned Space Changes.** If Student wishes to request a change to their Assigned Space during the course of this License Agreement, at their own request and not as part of a Housing & Residence Life re-assignment, they may do so by submitting an online [room change request form](#), subject to the conditions and limitations set forth in Section 15, above. Assigned Space changes may be requested two (2) weeks after move-in and are not permitted during the final two (2) weeks of the semester. Room changes will incur a \$50 processing fee after the first room change, charged to the Student Account.
17. **University Right of Entry.** The University shall in its sole discretion and at all times have the right to enter the Assigned Space without notice or consent of Student when the University has reasonable cause to believe that: (a) there exists an immediate threat to the health, safety or property of Student, the other occupants of the Assigned Space or the Residence Hall, or (b) University or private property is at risk of damage or destruction. In addition, Student authorizes University personnel to enter the Assigned Space to close and secure it, to make necessary or desirable repairs, to show the room to prospective residents, for routine or other maintenance, for routine inspections, and for other purposes as deemed necessary or desirable by University.
18. **Firearms, Fireworks, and Explosive Devices and Substances.** Except as explicitly permitted by [Administrative Procedures Manual 95.12](#), firearms and dangerous weapons are strictly prohibited on University property, including the Assigned Space, Housing & Residence Life property and surrounding areas, and even private vehicles parked on University property. Dangerous weapons include, but are not limited to, non-culinary knives, air rifles, BB guns, pellet guns, paintball guns, nunchucks, throwing stars, swords, and archery equipment. Firearms and weapons are further defined in the Student Code of Conduct. The Moscow Police Department operates a 24 hour gun storage/retrieval service located at the Office of Public Safety & Security. To utilize this service contact Moscow Police Department at (208-882-COPS or 208-882-2611). Fireworks, gun powders (including ammunition), gasoline, and other explosives or flammable liquids/gases also are strictly prohibited on University property, including the Assigned Space, University Housing property and surrounding areas, and even private vehicles parked on University property. This

prohibition includes possession, storage and use of these items. Violations of this provision or the University's policies regarding these items may be referred to the Office of the Dean of Students and may result in the immediate termination of your Residence Hall and Dining Services License Agreement. University personnel may confiscate without liability (i) any prohibited item, or (ii) any item used for purposes of intimidation or harassment.

19. **Fire or Casualty Loss.** If Student's Assigned Space should at any time be rendered uninhabitable in whole or in part by fire or other casualty, the University may, at its option, either immediately terminate this License Agreement without liability to Student, or repair and replace the damaged Assigned Space within a reasonable time. Alternatively, the University may, at its option, find alternative suitable housing for Student.
20. **Occupants.** Student acknowledges and agrees that only Student and any suitemate/roommate who may be assigned by the University at its discretion will be permitted to occupy the Assigned Space. No other occupants shall be permitted without the prior written approval of the University.
21. **Pets.** No pets or other living animals (except fish, approved Service Animals, and approved ESAs) shall be permitted in the Assigned Space or on Housing & Residence Life property. Upon prior written approval by Housing & Residence Life, an exception to this policy may be made to comply with applicable laws.
22. **Smoking.** Smoking is prohibited inside the Assigned Space and all Housing & Residence Life properties. Smoking is prohibited on the University of Idaho campus.
23. **Personal Property and Insurance.** The University shall **not** be liable for loss of or damage to Student's personal property, wherever situated, due to fire, smoke, power outage, theft, water, electric surge, or any other casualty or cause. Student is encouraged to obtain insurance adequately covering loss of or damage to Student's personal property. The University does **not** provide such coverage. Students are encouraged to secure renters insurance through a third-party provider. You can learn more about GradGuard's student rental insurance through the Housing Portal (iwanhousing.uidaho.edu).
24. **Severability/Non-Waiver/Remedies Cumulative.** This License Agreement is intended to comply with all applicable laws. If any one or more of the provisions of this License Agreement shall be held invalid or unenforceable, such provision(s) shall be modified to the minimum extent necessary to make it valid and enforceable, and the validity and enforceability of all other provisions of this License Agreement shall not be affected. The failure of the University to exercise any right or remedy shall not be deemed to be a waiver by the University of any such rights or remedies. No terms or conditions of this License Agreement required to be performed by Student and no breach thereof shall be waived, altered or modified except by the express written agreement of the University. The receipt of payments by the University with the knowledge of the breach of any terms, covenants or conditions of the License Agreement shall not be deemed a waiver of such breach. Remedies of the University under the terms of this License Agreement are cumulative and are not exclusive of any other rights or remedies available at law or in equity.
25. **Costs.** Student shall pay all costs, including attorneys' fees and costs and collections agency fees and costs, incurred by the University in the collection of charges due under this License Agreement, repossession of the Assigned Space, and enforcement of the terms and conditions of this Agreement. Additionally, in the event of litigation relating to the subject matter of this License Agreement, including but not limited to a challenge to any term contained in this License Agreement, Student shall reimburse the University for all costs, including attorneys' fees and costs, resulting therefrom should the University be the prevailing party. The term "prevailing party" as used in this License Agreement means the party obtaining substantially the relief sought, whether by compromise, settlement or judgment. If a written settlement offer by the University is rejected and the judgment or award finally obtained is equal to or more favorable to the University than an offer made in writing to settle, the University is deemed to be the prevailing party from the date of the offer forward.
26. **Venue/Governing Law/Waiver of Jury Trial.** This License Agreement shall be governed by the laws of the State of Idaho, without regard to its conflicts of law principles. Venue of any legal action relating to the subject matter of this License Agreement shall rest exclusively in Latah County, Idaho. Student waives any objection to venue in such court and further waives any right to a trial by jury.
27. **Counterparts.** This License Agreement may be signed, including electronically signed, in any number of counterparts each of which when so executed or otherwise authenticated and delivered shall be an original but all counterparts shall together constitute one and the same instrument.

Residence Hall and Dining Services License Agreement - Academic Year 2026-2027

Addendum One:

2026-2027 Academic Year			
Time Frame	Early Cancellation <i>WITH</i> a qualifying event	Early Cancellation <i>WITHOUT</i> a qualifying event	Refund Amount
Cancelling prior to July 1 for Fall Semester	No Charge	No Charge	Full Refund of all housing charges that have been added to the students account
Cancelling prior to Dec. 1 for Spring Semester	No Charge	\$350	
Cancelling after July 1 for Fall Semester OR after Dec. 1 for Spring Semester and BEFORE agreement start date or moving into the assigned space	\$350 after July 1 No Charge after Dec. 1	\$350 after July 1 \$700 after December 1	
Agreement Start Date through end of Week 2	No Charge	\$1,400	Daily prorate of days remaining in agreement
Weeks 3 & 4	No Charge	\$1,200	75% of total Housing rate
Weeks 5 through 8	No Charge	\$900	50% of total Housing rate
Weeks 9 through 12	No Charge	\$600	25% of total Housing rate
Week 13 to end of semester	No Charge	\$300	No Refund

Time Frame with Dates			
Fall 2026 Semester		Spring 2027 Semester	
Week	Dates	Week	Dates
Agreement Start - Week 2	August 19 - September 5	Agreement Start - Week 2	January 10 - January 30
Week 3 - Week 4	September 6 - September 19	Week 3 - Week 4	January 31 - February 13
Week 5 - Week 8	September 20 - October 17	Week 5 - Week 8	February 14 - March 13
Week 9 - Week 12	October 18 - November 14	Week 9 - Week 12	March 14 - April 17
Week 13 - end of semester	November 15 - December 19	Week 13 - end of semester	April 18 - May 15

Qualifying Events include:
December (Fall) Graduation
Spring semester study abroad
Completion of international or domestic exchange program
Withdrawing completely from the University of Idaho
Spring semester internship outside of Moscow, ID
Spring semester student teaching outside of Moscow, ID
Military leave of absence
Hardship withdrawal approved through Dean of Students Office (DOS)
Transferring to an <i>on-campus apartment</i>
Accommodations made through the University's Center for Disability Access and Resources (CDAR) to continue as a non-residential student
Other events will be reviewed by the Housing Appeals Committee
Non-Qualifying Events include:
Moving from a Residence Hall into a Fraternity/Sorority House
Moving off-campus and continuing to attend the University of Idaho
Receiving an exemption from the "First-Year Residency Requirement" through DOS and moving off-campus after signing the Housing License Agreement
Other events will be reviewed by the Housing Appeals Committee