

Residence Hall Contract
Office of Housing and Residence Life - Salisbury University
2026-2027

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RESIDENCE HALL PHILOSOPHY

Residence Life programs and policies value the unique backgrounds and rich cultural experiences students share in a residential community. The learning in such a community is built upon respect and honest dialogue among its members. Behavior that fails to respect the dignity of individual(s) or the diverse qualities of groups is therefore unacceptable. The Residence Life Program at Salisbury University exists to provide students with a home away from home that has safety features and is maintained and managed to foster student growth and development as mature, responsible adults. The University expects the students to have a level of maturity while they are in their individual residence halls and encourages self-government supported by the assistance of the Residence Life staff and in accordance with the policies of the Board of Regents of the University System of Maryland and Salisbury University. The University does not construe its role in housing to be a custodial one, nor does it presume to stand *in loco parentis* (in the place of parents). Since students enroll in the University for primarily academic reasons, the University expects the student residents to be capable of self-direction and responsible decision-making.

Students come to the University from varied backgrounds, bringing with them already developed lifestyles; therefore, the Residence Life staff envisions its role as a supportive one. By giving assistance when asked and planning programs that correlate with students' needs, it is the University's belief that the students' potential can be attained intellectually, socially, and psychologically. It is also the University's belief that the rights of all students must be protected and that an atmosphere conducive to the educational goals of the University must be maintained within the residence halls.

UNIVERSITY RESPONSIBILITY

The University will provide the student with a campus residence during the term of this contract and will provide programs and activities that will contribute to the student's educational, social, recreational and cultural enrichment. The University also has the right to reassign students when deemed necessary and in the best interest of the institution.

PREAMBLE

Students who are required to live in University residence housing or have agreed to live in University residence housing, hereinafter called "the Resident," and Salisbury University, hereinafter called "the University," hereby enter this contract based upon the terms and

conditions outlined herein. Acceptance of this contract does not guarantee assignment to a specific room.

ELIGIBILITY for RESIDENCY

Undergraduate students who are matriculating for a degree at the University and who are registered for 12 semester hours or more may reside in the residence halls. Full time students considering withdrawing from a course that will leave them with fewer than 12 active credits may be placed on Residence Life Probation for the duration of the semester. Individuals with eight credits or less, who become involved in the student conduct process may face contract termination as part of the sanctioning process. Exceptions will be made on approval by the Director of Housing and Residence Life on a case-by-case basis.

CONDITIONS of RESIDENCY

Only a Resident officially assigned to a room may reside there. No additional tenant may occupy or share the room with the Resident. Under no circumstances may a Resident sublease a room, or any portion of it, to another person.

RESIDENCY REQUIREMENT

The University has a two-year residency requirement for all freshmen and sophomore students. Freshmen students beginning in the fall semester are required to live on campus for four semesters, and students beginning in the spring semester must live on campus for three semesters. Likewise, students who are sophomores must reside on campus for two semesters.

First Year Student (Incoming Freshmen):

Students may request an exemption based on the following criteria:

- Geographic – Students living at home with their parents, legal guardian, or an immediate family member (non-SU student) over the age of 21 in Wicomico, Worcester, Somerset, Dorchester, or Sussex counties;
- Age – Students who, at the time of enrollment, are at least 21 years of age;
- Other – Students who are married or caring for dependent children, or students who have completed military service.

Second Year Student (Rising Sophomore):

At the end of the first year of on-campus residence, students may request an exemption based on the following criteria:

- achieved a 3.25 cumulative GPA; and
- no negative student conduct history; and

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- completed at least 30 credits of study at the University (does not include transfer credits).

Note: The Office of Housing and Residence Life reserves the right to confirm with other University departments to determine the veracity of any claim presented as the basis for an exemption. This includes, but is not limited to, financial hardship, acquired credit hours, student conduct record, residency, etc.

Petition for Exemption

The student or Resident must submit an exemption request via eRezlife. Your Exemption Request will be responded within ten (10) business days. Students may not appeal an Exemption; the communicated decision is final.

Deadline to submit an Exemption Request for fall 2026:

- new, incoming freshmen students – May 1;
- rising sophomores -- April 15.

Deadline to submit an Exemption Request for spring 2027:

- new, incoming freshmen students – October 31;
- Mid-year exemptions will not be permitted for freshmen or sophomores, as students have signed a year-long contract.

New students eligible to receive an exemption from the two-year residency requirement who at first choose to live on campus and then petition to remain at home after May 1st (or October 31st for the spring semester) are subject to an \$800 breach-of-contract fee, should the exemption be granted.

DURATION of the CONTRACT

Fall '26 incoming freshmen students (not assigned to Chesapeake Hall, Dogwood Village, Sea Gull Village, Sea Gull Square or University Park Apartments):

This two-year contract is a financially and legally binding agreement in effect through the conclusion of the spring 2028. The first year will be a 10-month contract through May 2027, unless an exception is granted. The second year of residency will be the same, unless residing in Sea Gull Square or University Park, in which it may be a 12-month contract through July 2028.

Students Assigned to Chesapeake Hall, Dogwood Village, Sea Gull Village or St. Martin Hall:

This contract is a financially and legally binding agreement in effect for the full academic year, ending with the conclusion of the spring 2027 semester.

Returning Students Assigned to Sea Gull Square or University Park Apartments:

This contract is a financially and legally binding agreement in effect August 2026 to July 2027 (for July ending contracts) or August 2026 to May 2027 (for May ending contracts). *Rising*

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sophomores who desire to live at University Park do not need to complete a main campus contract unless University Park is at full capacity.

This contract is also used for summer or winter sessions, whichever is applicable, or any prorated portion thereof. This contract does not provide housing during recess periods (see University calendar; examples include but are not limited to: Thanksgiving Break, Winter Break and Spring Break). Returning to a residence hall at any time during a break is considered trespassing and will be handled accordingly, except for students with 12-month contracts.

Due to specific program commitments, it is rare that permission is granted to check in earlier than the date and time stated. Any request for an exception to this policy must be forwarded via e-mail to the Assistant Director of Housing and Residence Life at house@salisbury.edu. Residents who are not approved for an early arrival, but do so anyway, will incur a nightly fee and may face student conduct action.

With the exception of Sea Gull Square and University Park, at the end of the fall and spring semester, students must check out with a member of the Residence Life staff. At the end of spring semester, all belongings must be removed, and the check-out procedure followed. For both fall and spring, the check-out must occur within 24 hours after the student's last exam and/or 8 p.m. on the last day of final exams. Failure to comply may result in additional housing charges being posted to your student account.

In the case of an emergency repair or maintenance needed to be performed in any residential housing, the University reserves the right to direct Residents in any of the buildings to similarly remove their belongings immediately, but in no circumstance later than 24 hours from when the Resident is notified of the emergency or maintenance.

EFFECTIVE DATES

The contract is effective when it is processed by the Office of Housing and Residence Life.

MEAL PLAN REQUIREMENT

All students living in traditional housing (not an apartment) on campus must select either the All Access or the 200 Block Meal Plan. First year students living in Chesapeake Hall, Sea Gull Square or Sea Gull Village must select from All Access or the 200 Block Meal Plan.

Any resident who is granted a room change request to a building that requires a meal plan will need to choose either the All-Access Plan or the 200 Block Meal Plan if not already committed to this meal plan. Failure to do so will result in an automatic change to the 200 Block Meal Plan.

If you do not choose a meal plan but are then assigned to a hall where a meal plan is required, you will be automatically assigned to the 200 Block Meal Plan.

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Exemption: Students wishing to be exempt from the meal plan requirement must file an appeal with the Office of Access and Accommodations in conjunction with the Director of University Dining Services.

For detailed meal plan information, visit Dining Services at www.salisbury.edu/dining.

TERMS of CONTRACT TERMINATION

The contract may be terminated by the University for the following:

1. Resident fails to pay charges when due. Bills not paid by due date may result in housing revocation. Residents may be required to pay for time spent in the hall.
2. Resident fails to comply with all the rules and regulations of the residence halls, civil laws or University policies, to include the Student Code of Conduct.
3. In the event that the University is unable to perform its obligations under this Contract as a result of a force majeure, to mean as a result of an unforeseeable circumstance, including but not limited to, mold, tornado, fire, earthquake, flood, any other act of nature, riots, civil commotion, court order, war, any acts of government, acts of government agency or authority, and any other act beyond the University's control that renders the assigned room and/or building unsafe, damaged or destroyed such that it makes the room uninhabitable. However, should such damage or destruction occur as the result of the conduct or negligence of the Resident or Resident's guests or invitees, the contract can be terminated at the Universities discretion, however, the Resident shall be responsible for all losses, including but not limited to, repair costs and any and all damages as well as the financial obligation for the duration of the contract term.
4. The Resident falls below 12 credit hours (see Eligibility for Residency, above).
5. The Resident fails to register for a minimum of 12 credits, 7 days prior to the start of the semester.
6. The Resident fails to occupy the assigned space or notify the Housing Residence Life Office of late arrival by 4 p.m. on the scheduled move-in day.

Under all the above circumstances, residents will be expected to vacate their residence hall room within 48 hours of contract termination.

Cases in which the University could terminate a Resident's housing contract because of his/her conduct on or off campus may be brought to the attention of the Office of Housing and Residence Life by any member of the University community. These cases will be referred to the Office of the Dean of Students for student conduct review, and adjudication if applicable. Information regarding student conduct procedures can be found in the Student Code of Conduct, the Office of Housing and Residence Life, and the Office of the Dean of Students. Additionally, if a Resident's housing contract is terminated for disciplinary reasons the student will have 24 hours to vacate his/her residence or follow the instruction(s) of the Dean of Students. A minimum fine of \$25 will be imposed if this deadline is not met.

Students who lose the privilege of living on campus for disciplinary reasons are not eligible for refunds of their room cost.

CONTRACT CANCELLATION by the STUDENT

New Students (freshmen and transfer, entering in the fall or spring semesters)

Students who are enrolling at the University for the first time and cancel their admission to the University must additionally complete the Housing Cancellation Request Form located through their GullNet (see instructions below). New students are not eligible for a refund of the University admission deposit. Transfer students who remain enrolled at the University but decide to cancel their housing contract and move off-campus will be charged with an \$800 breach-of-contract fee and the duration of the contract term, unless the University is able to fill the vacancy. A Resident will still, however, be charged up to the date the University is able to fill the vacancy.

New students eligible to receive an exemption from the two-year residency requirement that at first choose to live on campus and then petition to remain at home after May 1 (or October 31 for the spring semester) are subject to an \$800 breach-of-contract fee, should the exemption be granted.

Mid-year exemptions will not be permitted, as students have committed to a year-long contract.

Returning/Current Students

Residents who desire to cancel a contract for the upcoming academic year (fall 2026):

Should a student decide to cancel their contract for the upcoming year, the following timeline exists:

1. Cancellation requests received by **April 15** - the breach-of-contract fee will be waived.
2. Cancellation requests received **on or after April 16** - \$800 breach-of-contract fee will be assessed. If the University is unable to fill the vacancy that the Resident's cancellation has created by the freshmen move-in date, the Resident will be assessed the breach-of-contract fee in addition to the duration of the contract term.

Residents who desire to cancel a contract mid-year (for the spring 2027 semester):

Residents, who meet one of the reasons listed under Type A below and request to be released from their housing contract, must complete a Housing Cancellation Request Form located in GullNet/eRezlife.

TYPE A: (Separation from the University)

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1. Residents who have applied for December graduation;
2. Resident teachers or those involved in full-time internships for University credit, beyond a 20-mile radius of campus;
3. Residents studying abroad for University credit;
4. Residents transferring or withdrawing from the University.

Requests received by **October 31** - the breach-of-contract fee will be waived.

Requests received **on or after November 1** – the \$800 breach-of-contract fee will be assessed. If the University is unable to fill the campus vacancy created by your cancellation by the freshmen move-in date, the Resident will be assessed the breach-of-contract fee as well as the duration of the contract term.

TYPE B: (University Park)

Residents who wish to move to University Park may petition for special consideration by October 31. Petitions received after October 31, if granted, will be assessed the \$800 breach-of-contract fee as well as the duration of the contract term.

TYPE C: (Off-Campus)

Any resident student moving off campus but remaining at the University will automatically be assessed for a breach-of-contract fee of \$800 **regardless of the housing cancellation date**. They will also be subject to an amount equivalent to the amount of the remainder of their contract if the University is unable to fill their vacancy. When the University can fill a vacancy, they are filled in date order of cancellation.

Students who are released from their housing contract must vacate their residence hall 24 hours after their last final exam or the date at which the residence halls close by 8 p.m., whichever comes first.

Cancellation Procedures

Students interested in canceling their housing contract must submit a Housing Cancellation Request Form via GullNet/eRezlife. Confirmation will be sent via your University e-mail account, if your request has been granted.

Appeals for breach-of-contract fees can be made in writing, by the Resident, via their Housing Cancellation Request Form via GullNet/eRezlife. If unable to do so, please submit an email to house@salisbury.edu.

Refund Policy for Room Cost for Entire Semester

The University has established a refund policy. Please be aware that the Resident who checks in and stays even one day may incur a daily room charge for the number of days and a breach-of-contract fee. To view the current refund schedule, please visit: <http://www.salisbury.edu/cashiers/refunds.html>.

STUDY ABROAD

Eligible students, who in the spring semester will be studying abroad, doing an internship, or student teaching, as outlined above, may be offered housing in the fall semester immediately following their lapse in residency. However, these students must notify the Housing Office in writing about their desire to live on campus when they return in the fall. Said written notification must be submitted by the first day of the spring semester.

The same process applies for students who study abroad in the fall and require spring housing. If these students wish to continue to live on campus for the spring semester after their fall study abroad experience, they need to contact the Housing Office, in writing, by the first day of the fall semester.

Once the request has been received and processed, the housing contract information will be sent via the student's University e-mail account.

ACCESS to ROOMS and SEARCH of ROOMS

Housing and Residence Life staff, maintenance and custodial employees may enter student rooms for general inspections, to make repairs, and to perform preventive maintenance. Health and safety inspections may occur throughout the year and during the breaks. These inspections involve the observation of items and furniture visible in the room and do not allow for the search of the Residents' personal property.

Every effort is made to notify students ahead of time and to have students present during the inspection and repairs. However, if schedules do not coincide, the inspection will proceed. During Thanksgiving, winter break and spring break, all residence halls (except Sea Gull Square and Sea Gull Village) are locked down. However, University personnel may enter a Resident's room for preventive maintenance on a pre-determined schedule. Personal belongings are left at one's own risk.

Additionally, the University reserves the right to enter a Resident's room when a perceived condition exists where the community's health and safety are determined to be at risk. Examples include but are not limited to: a smell of smoke, a suspected violation of the Code of Conduct or Housing Contract, suspicion that a Resident, their guest or invitee, or another University student's health or well-being may be at risk, and/or violation of local, state and /or federal law. The University reserves the right to cooperate with appropriate law enforcement agencies to conduct a room search where allowed by law.

LOSS of PROPERTY

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The University System of Maryland, its Board of Trustees, the University and its officers, employees, agents, and contractors assume no responsibility for the loss, damage or destruction of a Residents' personal property unless such loss, damage or destruction is the proven result of gross negligence by the University. Damage to a Resident's property caused by another person not affiliated with the University or another student's carelessness is the responsibility of the person causing the damage, not the University.

Residents are encouraged to insure personal property under their individual homeowner's policy or a renter's policy.

ABANDONED PROPERTY

If a student leaves personal items behind after checking out of a residence hall the property will be collected by Housing staff and handled, stored or disposed of in accordance with the University's Lost and Abandoned Property Policy. If personal property has to be disposed of a minimum fine of \$25 per item may be assessed to the Resident's account.

ASSIGNMENT POLICIES and PROCEDURES

First-Time Students

Housing Assignments will be made based on the ***Housing Contract Completion Date***. Students with a documented medical condition will be assigned first, followed by Special Interest Housing options, and all other contracts. The assignment process itself is then automated, and the *Housing Contract Completion Date* determines the order in which the assignments are made.

Assignments are sent mid-July (for the fall semester) and mid-January (for the spring semester). There is no guarantee that a roommate's preference will be met. Both roommates must list each other by student ID number on their housing contracts to be considered as a potential match.

Be advised that students whose *Housing Contract Completion Date* placed them at the end of the housing list may receive a temporary assignment. As vacancies occur, students are moved into those open spaces. If an insufficient number of vacancies occur, then the initial assignment becomes the permanent assignment for the semester.

All housing and room assignments are made by the Housing and Residence Life Office in full compliance with the University's policy of non-discrimination.

Transfer Students

The Admissions Office places transfer students on a waitlist for housing by ***Admissions Deposit Paid Date***. Offers will be made from the waitlist as cancellations occur. *The old waitlist does not roll over to the subsequent semester.*

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Readmitted Students

Students readmitted to the University are not guaranteed housing upon their return. Freshmen and sophomores are required to live in on campus housing must call the Housing Office to be placed on the waitlist, once they have been readmitted and registered for classes. Freshmen and sophomore waitlisted readmits will be given priority. The remaining readmitted students will be offered if and when a space becomes available in date order.

Returning/Current Students

Students are not guaranteed housing for the duration of their academic career at the University. Each year, the assignment process varies, depending on the variables presented by the demographics of the students currently living on campus and the University's housing philosophy (i.e. will rising juniors/seniors be permitted to stay). Information regarding any changes will be communicated to students via e-mail on or before November 1st.

Students eligible to complete a contract for the upcoming fall semester will do so beginning December 1st. Students entering the University in the spring will complete their contract beginning September 1st. Those who are eligible to complete the housing contract, within the designated time, will be guaranteed on-campus housing during the following year. Students not bound by the residency requirement (rising juniors/seniors) who fail to complete a contract during the renewal period will be placed on the waiting list.

Students may be assigned a random number, and assignments will be made using this random number. The random number will be used in the event of a tie during the assignment process.

The following students are ***ineligible*** to apply for housing:

1. Students who have completed 6 semesters in on campus housing as of May 2027.
2. Students who have already completed a Baccalaureate program (USB status).
3. Any student who has been prohibited from living in University housing because of a Student Code of Conduct process or Office of Institutional Equity process.

Current students who live off campus, at University Park, or another Campus Affiliated Partner will be placed on the waiting list should they desire to return to campus housing.

MEDICAL CONDITION/DISABILITY INFLUENCING ASSIGNMENT

The housing application contains a section where students may mention a medical condition and/or disability that may be a factor in determining where a student is assigned to live on campus.

In order for the Office of Housing and Residence Life to consider this housing accommodation request, the student will first need to contact the Office of Access and Accommodations (OAA),

submit the proper supporting documents, and schedule a meeting with OAA. Once the student has completed this process, a decision will be made regarding reasonable and appropriate accommodations to assist the student with their on-campus housing experience.

The University recognizes the importance of Assistance Animals, as defined in compliance with the Fair Housing Act that provides physical and/or emotional support to individuals with disabilities. The University is committed to allowing Assistance Animals necessary to provide individuals with disabilities with an equal opportunity to use and enjoy University housing. The Animal Assistance Policy explains the specific requirements applicable to an individual's use of an Assistance Animal in University housing. The University reserves the right to amend this policy as circumstances require.

You may find more information on the OAA's Web site:

<https://www.salisbury.edu/administration/student-affairs/access-and-accommodations>. You may also contact their office directly at Phone: (410) 543-6087 Fax: (410) 543-6088 TTY: (410) 543-6083; or e-mail: accommodations@salisbury.edu.

ROOM CHANGES

Room changes may occur beginning the third week of each semester. In this case, it is the Resident's responsibility to identify the proposed change. All impacted Residents must agree to the Resident-initiated move. All arrangements must be approved by Residence Life staff. Room changes between semesters will be permitted on a case-by-case basis and as space allows, with a priority given to documented roommate conflicts. The deadline to request a room change for the upcoming spring semester is December 1; however, any requests received after December 1 will be considered on a case-by-case basis. Interested Residents must fill out a request form with their building director. Immediate room changes will not be considered during the last three weeks of the semester, unless there are extraordinary circumstances, and if space permits.

No request for a change is guaranteed to be fulfilled. Residents living with an individual leaving the University between semesters (i.e., a December graduate, transfer, academic dismissal, etc.) will be assigned a roommate during winter break and receive that assignment mid-January by mail. The University reserves the right to reassign Residents if a room, cluster, floor or larger unit can be closed or converted for another purpose in the best interests of the University. Room rates will be adjusted accordingly.

STUDENT RELOCATION

The University reserves the right to relocate a Resident(s) involved in a Student Code of Conduct incident or Office of Institutional Equity investigation that disrupts a room, suite, apartment, floor or building community. Relocation may be immediate based on the severity of the incident and in most cases will precede the student conduct process and/or Office of

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Institutional Equity investigation. Space availability is limited; therefore, the Resident(s) relocated is (are) typically not given a variety of options and is(are) financially responsible for any differences in rates for the new space.

WINTER TERM and SUMMER SESSION HOUSING

Winter and summer housing is limited; therefore, to ensure housing, Residents must submit their application prior to the start of the winter and summer sessions. Applications will be available November 1 for winter term housing and April 1 for summer term Housing. All policies and regulations governing the regular academic year are in full effect during these sessions.

Winter Term:

Completion of your application will place you on a Waiting List by date received. Spaces will be assigned as vacancies are created by Residents leaving the University for spring. Notification of a confirmed space will be made as space becomes available or by December 1. Applications may not be accepted after December 1.

DAMAGE ASSESSMENT

The student is responsible for any damage, misuse or theft of University property in the room and is required to pay for the replacement cost, repair costs (including but not limited to reassembling dismantled furniture), and any other costs associated with the damaged, misuse or theft of University property. The student is also responsible for calling Facility Repair (410-677-3097) to report the damage so that a work order for repair can be issued. Online work order requests are also accepted: <http://www.salisbury.edu/physplant>.

The costs of damage to public areas and other portions of a hall may be divided among the residents of the area affected, e.g., cluster, floor, or building. Depending on the nature of the damage, other sanctions may be assigned through the student conduct process. The minimum disciplinary fine shall be \$25 per individual (which would be in addition to any costs referenced above).

Students have the right to appeal. The appeal process will be outlined in the damage bill.

ADDENDUM - CHESAPEAKE HALL

1. Residents are individually and collectively responsible for maintaining a sanitary environment within their kitchen, living and hallways areas during this contract. If, during the course of a health and safety inspection(s), the unit is found to be unsanitary, the Resident will be given 24 hours to correct the violation. If the problem persists for 24 hours, housekeeping staff will clean the apartment, and the Resident(s) will be charged for the service.

2. Residents are responsible for the provision of all supplies needed to fulfill their cleaning responsibilities and for the routine operation of their apartment.
3. Housekeeping Staff will enter the apartment twice a week to clean the common area bathrooms.
4. Additionally, staff will enter clean the bathrooms during the winter break, and all items are expected to be removed to provide an adequate cleaning opportunity.
5. Failure to maintain an adequate level of sanitation in the apartment will be considered a breach of the contract by those person(s) held responsible and can provide sufficient cause for the University to terminate the contract(s) and to impose any related fees.
6. Hanging anything on the railing is prohibited. Placing personal belongings outside of your apartment is also prohibited. Violators will be warned. Subsequent incidents may result in disciplinary action.
7. Residents are responsible for the condition of all University supplied common area furniture, and appliances.

ADDENDUM – SEA GULL SQUARE

To accomplish a five-year renovation plan, beginning with Fall '26, there will be a limited number of 9-month contracts. The remaining contracts are 12-month. Both are considered financially and legally binding contracts.

9-month contracts – August 29, 2026 to May 19, 2027 at 8pm

12-month – August 29, 2026 to July 31, 2027 at 12pm

Contract Renewals:

Sea Gull Square Residents who renew their contract will not be required to move out (unless moving from a 9-month ending contract to a 12-month period for the following term).

Residents of Sea Gull Square are permitted to remain in their assigned room during the duration of the contract. Check-in will take place upon the designated move-in day, and Residence Life staff will inspect and check-out the resident upon completion of the contract period.

Transfer from Sea Gull Square to another residence hall on campus is not permitted during the contract period. Residents requesting to change apartments within the building may be permitted; however, changing rooms within an apartment is not. Those granted an internal move request will be required to switch rooms on predetermined dates in August 2026. You will be notified which of your internal move date by July 1. Failure to move during these specified dates will result in a forfeit of the move, and the Resident will remain in their previously assigned apartment.

Residents leaving SU and moving out for the spring semester must completely vacate their space by January 3, 2027 at 12pm. Check out procedures will be shared by the Sea Gull Square

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staff. Students may check out earlier than this date; however, no monies will be refunded for those who check out before this date.

Additionally:

1. Beginning the day after spring commencement through the first day of fall classes, the units will be entered frequently in preparation of new students and to complete summer projects. Applicable schedules will be sent via e-mail. Those residents who continue to live in Sea Gull Square during break periods (Fall, Thanksgiving, Winter, Spring Break, Summer) will be provided dates as to when HK/Maintenance will occupy the space.
2. Residents are individually and collectively responsible for maintaining a sanitary environment within their apartment during the course of this contract. If, during the course of health and safety inspections, the apartment is found to be unsanitary, Resident(s) will be given 24 hours to correct the violation. If the problem persists for 24 hours, Housekeeping staff will clean and Resident(s) will be charged for the service.
3. Commons Areas (Bathrooms/Kitchens) will be cleaned twice a year (once during winter break and once during the summer months). Residents are required to remove all personal belongings from these areas on the designated dates. All dates will be communicated to the Residents' University e-mail address (i.e., @gulls.salisbury.edu).
4. Residents are individually and collectively responsible for cleaning the common areas and bathrooms prior to checking out of their rooms.
5. Residents are responsible for the provision of all supplies needed to fulfill their cleaning responsibilities and for the routine operation of their apartment. Failure to maintain an adequate level of sanitation in an apartment will be considered a breach of the contract by those person(s) held responsible and can provide sufficient cause for the University to terminate the contract(s).
6. Placing personal belongings outside of your apartment is also prohibited. Violators will be warned. Subsequent incidents may result in disciplinary action.
7. MicroFridges are not permitted in Sea Gull Square; however, a small personal fridge that meets the requirements as listed in the Residence Hall Information Book are acceptable.
8. Residents are responsible for the condition of all University supplied furniture, and appliances.
9. All Sea Gull Square apartments are fully furnished. Residents are not allowed to bring additional furniture into any apartment. Bedrooms feature a double bed, dresser, desk, and desk chair. Kitchens include full size refrigerator, dishwasher, microwave, oven/stove, and dining area/chairs. Common living areas include 1 or 2 couches, coffee table, and entertainment stand.
10. *Hanging televisions on any wall is not allowed.* Additionally, nailing or screwing anything into a wall is not permissible. All housing guidelines previously described in the contract regarding decorating apartment/rooms is applicable to Sea Gull Square.
11. Residents are not permitted to remove any furniture from any common area lounge or location.

12. Residents will be allowed a maximum of 2 guests each. Residents must also communicate with each other about overnight guests. At any time a Resident may request that the guest of another roommate leave the apartment and that guest and Resident must comply.
13. Large parties (10 individuals or more, including the host) is prohibited and will result in disciplinary action.
14. Residents are not allowed to use any bathroom or kitchen sink or tub as a common source alcohol container.
15. Residents are subject to the Salisbury University Code of Conduct and Housing and Residence Life's student conduct process during the full period of the contract, regardless of summer or winter class enrollment. Failure to behave accordingly could result in contract termination.

ADDENDUM –SEA GULL VILLAGE

Sea Gull Village contracts are 9-month, financially and legally binding contracts. The term for the 2026-2027 contract is August 29, 2026 to May 19, 2027. Residents of Sea Gull Village will be allowed to remain in their assigned room during the duration of the contract, including break periods (Fall, Thanksgiving, Winter and Spring Break).

Residence Life staff will inspect and check out the resident upon completion of the contract period.

Residents moving out for the spring semester must completely vacate their space by January 3, 2027 at 12 noon. Check out procedures will be shared by the Sea Gull Village staff. Students may check out earlier than January 3, 2026; however, no monies will be refunded for those who check out before this date.

Students requesting to stay through the summer months may complete a summer term housing contract. Housing will be provided on Main Campus in Dogwood Village, or another designated building. Students will not be permitted to reside in Sea Gull Village during the summer months, as will use this time to maintain the property and perform routine maintenance.

Additional Sea Gull Village details:

1. Residents are individually and collectively responsible for maintaining a sanitary environment within their apartment during the course of this contract. If, during the course of a health and safety inspection(s), the unit is found to be unsanitary, the Resident will be given 24 hours to correct the violation. If the problem persists for 24 hours, Housekeeping staff will clean the apartment and the Resident(s) will be charged for the service.

2. Residents are responsible for the provision of all supplies needed to fulfill their cleaning responsibilities and for the routine operation of their apartment.
3. Failure to maintain an adequate level of sanitation in the apartment will be considered a breach of the contract by those person(s) held responsible and can provide sufficient cause for the University to terminate the contract(s) and to impose any related fees.
4. Hanging anything on the railing is prohibited. Placing personal belongings outside of your apartment is also prohibited. Violators will be warned. Subsequent incidents may result in disciplinary action.
5. Residents are responsible for the condition of all University supplied common area furniture, and appliances.

ADDENDUM –Campus Affiliated Housing (University Orchards)

The Campus Affiliated Housing contract is 9-month, financially and is legally binding. The term for the 2026-2027 contract is August 29, 2026 to May 19, 2027. Residents of CAH will be allowed to remain in their assigned room during the duration of the contract, including break periods (Fall, Thanksgiving, Winter and Spring Break).

Residence Life staff will inspect and check out the resident upon completion of the contract period.

Residents moving out for the spring semester must completely vacate their space by January 3, 2027 at 12 noon. Check out procedures will be shared by the CAH staff. Students may check out earlier than January 3, 2027; however, no monies will be refunded for those who check out before this date.

Students requesting to stay through the summer months may complete a summer term housing contract. Housing will be provided on Main Campus in Dogwood Village, or another designated building. Students will not be permitted to reside in CAH during the summer months, as will use this time to maintain the property and perform routine maintenance.

Additional CAH details:

6. Residents are individually and collectively responsible for maintaining a sanitary environment within their apartment during the course of this contract. If, during the course of a health and safety inspection(s), the unit is found to be unsanitary, the Resident will be given 24 hours to correct the violation. If the problem persists for 24 hours, Housekeeping staff will clean the apartment and the Resident(s) will be charged for the service.
7. Residents are responsible for the provision of all supplies needed to fulfill their cleaning responsibilities and for the routine operation of their apartment.

8. Failure to maintain an adequate level of sanitation in the apartment will be considered a breach of the contract by those person(s) held responsible and can provide sufficient cause for the University to terminate the contract(s) and to impose any related fees.
9. Hanging anything on the railing is prohibited. Placing personal belongings outside of your apartment is also prohibited. Violators will be warned. Subsequent incidents may result in disciplinary action.
10. Residents are responsible for the condition of all University supplied common area furniture, and appliances.