

## Summer Residential Agreement between Trinity Western University (TWU or the university) and student (resident).

**Term:** This agreement is for a fixed term between the dates of **Monday, May 2, 2022, at 4 p.m.** and **Monday, August 22, 2022, at 10 a.m.** Actual dates within this period are to be selected in the Summer Housing Application by each student and will thereafter constitute the term for that resident. The student must have vacated and surrendered the accommodation to the University by 10am on the last day of their term.

### Insurance

TWU does not provide insurance for, nor take liability directly or indirectly for, student property or personal liability. Students are strongly encouraged to obtain a residential insurance policy (or an extension on family's home policy) for personal property, and liability for personal injury to others or loss or damage to the property of others.

### Residence Standards

By applying to live in a TWU residence you agree to foster a positive environment that reflects the expectations and responsibilities valued by our community as outlined in the following documents:

- The [Student Code of Conduct](#)
- Policies and guidelines in the [Student Handbook](#)
- Any [Public Health Order\(s\) and related TWU policies](#) in force during the term of the agreement.

Failure abide by these policies could result in a requirement to relocate to another accommodation or termination of this agreement and removal from TWU housing.

TWU reserves the right to review and decline applications for the summer term from students with previous Residence Standards violations.

### Housing Fees

1. **Payment of housing fees:** the student will pay the appropriate posted fees based upon the type of housing selected and the length of term requested, as per the summer fee payment schedule. Failure to maintain your account in good standing could result in removal from TWU housing.
2. **Included in housing fees:** water, electricity, heat, stove/oven, refrigerator, microwave, wireless network access, and furnishings appropriate to the layout.

### Changes to the Housing Agreement:

1. **No show penalty:** Students who apply for housing but do not move in without cancellation will be charged a \$200 no-show fee.
2. **To cancel this agreement prior to the start of the summer term,** students must submit a Housing Cancellation Form using the Housing Helpdesk. If cancellation is not received prior to the start of the term the student will be billed a no-show fee.
3. **To shorten the original term,** students must submit a Housing Cancellation Form using the Housing Helpdesk, select a new end date from the original term options, and provide 30-days notice to avoid a penalty. Students will be billed up to the following available term end date if proper notice is not received.
4. **To lengthen the original term,** students must submit a Housing Helpdesk request at least one-week prior to the end of the original term. Last-minute extensions to a term will result in a \$100 administrative fee, and students may be required to relocate to another accommodation.

### Roommates:

- TWU reserves the right to assign roommates to apartments with vacancies for any portion of the summer term, according to the capacity of the apartment as described in the summer housing fee schedule.

## Condition of Accommodation

1. At the end of each student's term, students are responsible to return the accommodation to the university in the same condition as when they moved in.
2. Upon completion of term, university staff will inspect and reassess the accommodation and fines will be assessed for damages, cleaning, and/or disposal of garbage or abandoned items. Roommates will bear equal responsibility for fines unless a degree of responsibility can be individually assigned.
3. TWU reserves the right to perform periodic maintenance and safety checks of all rooms within campus housing as necessary and may assess related fines if cleaning or repairs are required due to damages or violations to policies.
4. Students causing excessive or willful damage to university property are subject to eviction.
5. Students will not be held responsible for reasonable wear and tear to the accommodation.

## Repairs

1. **Housing Department's obligation:**
  - The Housing Department must provide and maintain the residential property in a reasonable state of repair, suitable for occupation by a student.
  - The Housing Department must comply with health, safety, and housing standards required by law.
2. **Student's obligation**
  - Students must maintain reasonable health, cleanliness, and sanitary standards throughout the apartment.
  - Students must seek to prevent damage to the residential property caused by the actions or neglect of the student or any of their guests.
  - Student must take the necessary steps to arrange for repair of any damage within the accommodation or in the adjoining communal areas (hallways, etc.) by submitting a Facilities Services Helpdesk request
3. **Emergency Repairs:**
  - If emergency repairs are required, the student must make every effort to contact the Facilities Department (during regular business hours) or Security (after 5pm) as soon as possible.
  - Emergency repairs are those that are considered urgent and necessary for the health and safety of persons or preservation or use of the residential property, such as major leaks in pipes or the room, damaged or blocked water or sewer pipes or plumbing fixtures, the primary heating system, damaged or defective locks that give access to a rental unit, or the electrical systems.

## Security, Safety, and Keys

- Students will be provided with a key and ID card to access their accommodation. There is a charge for replacement keys/locks and ID cards that contains an administrative fee.
- Students are responsible to maintain the safety and security of their accommodation, which includes locking doors and windows when not in the accommodation, not propping open fire or exterior doors, and following all [fire safety guidelines](#).

**By agreeing below, the university and student are bound by the terms of this residential agreement.** *A copy of this agreement is available on the Housing website [twu.ca/housing](http://twu.ca/housing).*

I Agree

Signature of student, dated