The information in this publication provides first-year students with the steps to make all the necessary arrangements for living on campus and the process for submitting housing and roommate preferences. If you need more information on Residential First-Year Experience programs, Defined Residential Communities and Special Housing Options please consult the Residential Life website at www.umass.edu/living.

Welcome to living at UMASS AMHERST!

About this publication

The information in this publication provides first-year students with the steps to make all the necessary arrangements for living on campus and the process for submitting housing and roommate preferences. If you need more information on Residential First-Year Experience programs, Defined Residential Communities and Special Housing Options please consult the Residential Life website at www.umass.edu/living.

We want to answer your questions!
Visit the Residential Life website www.umass.edu/living. Contact us by phone at 413-545-2100, email us at living@umass.edu or connect with us on social media.

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Engagement

You are encouraged to actively engage in the campus community experience. Students may be involved on their floor, in their hall, or in an organization outside of their residence hall, including one of the hundreds of Registered Student Organizations, intramural teams, community service opportunities, or student government associations. Through engagement, students learn leadership skills, develop friendships and expand their intellectual experience.

Want more information?

View Registered Student Organizations at: https://umassamherst.collegiatelink.net/Organizations

For more information on residential leadership opportunities go to: www.umass.edu/living/gi

Interested in past and future community service projects? Go here: www.umass.edu/studentlife/get-involved/sai/leadership

See information on UMass intramural sports teams at: www.umass.edu/campusrec/intramurals/
Support and Transition

As part of your transition to university life, you will become part of a living and learning community defined by a wide diversity of peers. All first-year students, regardless of background or need will find a number of resources for their individual interests.

Your Residential Life staff will share information about living in the halls and help you make connections in your new community. You’ll meet your Resident Assistant, your neighbors, and get comfortable in your new home.

The Online Roommate Agreement helps roommates negotiate living and learning together. Our publication, The Roommate Experience: Living and Learning Together, also provides you with helpful information as you begin the experience of living with your roommate(s).

Your Resident Assistants and Residence Directors are available to provide advice and support as you transition into university life. They can also connect you directly to a wide range of campus resources, including:

- Center for Multicultural Advancement and Student Success (CMASS)
- Center for Counseling and Psychological Health (CCPH)
- Center for Women and Community (CWC)
- Disability Services
- Josephine White Eagle Cultural Center
- Latin American Cultural Center
- Malcolm X Cultural Center
- Yuri Kochiyama Cultural Center
- Men and Masculinity Center (MMC)
- Office of Religious and Spiritual Life
- Stonewall Center: A Bisexual, Gay, Lesbian, Queer and Transgender Resource Center
- Student Veteran Resource Center

“I found a welcoming community at UMass that fosters healthy relationships with anybody, regardless of gender. The friends I’ve made at the MMC have had such a positive impact on my self-confidence, and taught me the value in just being myself.”

– Andrew Furman, 2016

“The staff and environment at CMASS have really helped me think critically about what I want from this school, and encouraged me to take all that I can from my experience.”

– Zulay Holland, 2018
Residential First-Year Experience

The UMass Amherst Residential First-Year Experience (RFYE) combines educational, social, and developmental opportunities. Our first-year residence hall staff understand, value and want to engage the diverse backgrounds, cultures, and needs of first-year students during their transition to college life.

First-year students live in one of five residential areas on campus: Central, Orchard Hill, Southwest, Northeast and the Commonwealth Honors College Residential Community. Each area has its own distinctive characteristics inspired in part by location, architecture and the different cultural or academic living and learning communities offered.

Through supportive staff members and opportunities for engagement, first-year residential communities are focused on student success.

- Residence Directors help foster a dynamic living, working, and learning community, encouraging students to embrace diverse cultures, ideas, and perspectives.

- Resident Assistants are trained peers living with first-year students. They offer support and guidance throughout the academic year. They also provide educational and social opportunities, and promote and support an inclusive and respectful environment for all who live on campus.

- Peer Mentors are live-in undergraduates who serve as a resource for first-year students in RFYE communities. Peer Mentors provide necessary support for a smooth academic transition to the University.

www.umass.edu/living/learning/rfye

“Everyone within my dorm seems to have a sense of community. It’s very nice to come back to after a long day of classes.”

- Cance, Southwest Resident

“I liked all the activities and trips that were offered for the students!”

- Van Meter, Central Resident

“I like that everyone is new. Everyone had their doors open the first couple weeks of school which was very helpful in getting to know people.”

– Kennedy, Southwest Resident

“I loved meeting people the same age as me who also had the same interests. It is tough meeting people when you know nothing about them, and living in RFYE made me realize that we all have something in common.”

- Pierpont, Southwest Resident

“I met new friends that will be there for me during my life’s adventures!”

- Mary Lyon, Northeast Resident
What’s Up with UMatter at UMass?

Of all your educational and career options, you chose UMass Amherst. And we chose you too, for the many qualities only you could bring to our diverse campus community. We all belong here, connected to one another in ways we know now, and ways we have yet to discover.

There's another choice we make every day – the choice to care. That’s what UMatter at UMass is about. By actively caring for each other and our community through successes, challenges and changes, we all become stronger.

Active caring means that we:

• **Listen Up**, cultivating an awareness of what’s going on inside and around us. Pay attention to ourselves and each other.

• **Show Up**, making the most of our time here. Get involved, make connections and stretch beyond our perceived limitations. Live proudly, safely, courageously.

• **Stand Up**, stepping forward and taking action on behalf of ourselves, friends, colleagues and the community. Ask for help when it’s needed. Reach out to others. Persevere in the face of injustice.

• **Follow Up**, learning about the many resources available. Share what you know. Guide someone in need. Tell people who can help.

Getting the Resources You Need

The transition from high school to college comes with new challenges, both in the classroom and in the residential environment. We strongly encourage students who were previously on an IEP or a 504 plan to register with UMass Amherst Disability Services and work with other campus resources, such as the Center for Counseling and Psychological Health, to put support services in place before submitting their housing Preference Application.

**Physical and Mental Health Concerns**

The University provides a variety of services for students who have documented and emerging physical and mental health needs. Students and families can engage with Disability Services, University Health Services and the Center for Counseling and Psychological Health for assistance and services. The Dean of Students Office is also a great place to check in; visit [www.umass.edu/dean_students](http://www.umass.edu/dean_students).

Disability Services assists students with documented disabilities and students considering attending UMass are invited to contact and visit the office. Upon being admitted to the University, students are encouraged to contact the office without delay to arrange for services. For more information and to register, go to [www.umass.edu/disability](http://www.umass.edu/disability).

University Health Services (UHS) provides comprehensive health and wellness services for the UMass Amherst campus community, with a special focus on the needs and concerns of college students. Visit [www.umass.edu/uhs](http://www.umass.edu/uhs) for more information.

The Center for Counseling and Psychological Health (CCPH) is an interdisciplinary counseling service, staffed by licensed mental health providers, including social workers, psychologists, psychiatrists and clinical nurse specialists. For details visit [www.umass.edu/counseling](http://www.umass.edu/counseling).
Honors Living and Learning Communities

In Honors Living-Learning Communities, Commonwealth Honors College (CHC) students have the opportunity to live with other Honors students in a residential setting that complements their academic experience. Students in these residential communities can live among peers with similar interests. Most first-year students in these communities are also part of an Honors RAP. Located in two residential areas, Southwest and CHC Residential Community, all of the Honors Living-Learning Communities are in close proximity to Honors advisors, classrooms, activities and meeting spaces. ▶ For more information on how to apply for an Honors RAP please see page 14.

Housing options for students during Break Periods

Are you an international student? Are you a domestic student whose home is far from campus? Will you need housing during break periods such as Thanksgiving Break, Winter Break, or Spring Break?

If you answered yes to any of the above questions you should consider break housing for first-year students. Break housing halls remain open during break periods throughout the academic year. All other residence halls will close for Thanksgiving, Winter, and Spring Breaks and students must find other accommodations. However, if you live in a break housing hall you will be able to remain in your assignment over the break periods.

First year students that need break housing should review options in Wheeler Hall, which is the only first-year break housing residence hall. Students who wish to live in Wheeler should take request break housing on the Preference Application (section two, page 15)

▶ Please note the additional cost to reside in break housing halls on page 12.
Define Residential Communities

In these communities students live with others who share their interests, ethnicity, or identity. These programs create a supportive living and learning environment that encourages personal growth and academic achievement.

For more information call 413-545-2100 or visit www.umass.edu/living/learning/drc

Asian/Asian American Student Program
(Northeast): The focus of this community is to give Asian/Asian American students and those with a passion for learning the culture an environment that emphasizes the value of understanding the links between Asian and Asian American issues in an era of global migration, media, and capital.

Harambee: African Heritage Student Program
(Southwest): Harambee is a community that honors African and African American history and culture. This community is designed to support students who are of African descent and/or wish to learn more about African culture and celebrate different African Diaspora cultures.

Kanonhsesne: Native American Student Program
(Central): Kanonhsesne is a living-learning environment that provides opportunities to co-support pursuit of academic excellence, engage in developing a working knowledge of historical and contemporary Indigenous issues and develops social supports and a sense of community for Native American Students and their allies.

Nuance: Multicultural Student Program
(Southwest): The Nuance Multicultural Student Community emphasizes a socially just living and learning community based on mutual respect amongst people of differing race, ethnicity, gender, sex, age, class, sexual orientation, religious preference, ability/disability, language and/or international status.

Spectrum: LGBTQIA+ Community
(Central): Spectrum is a comfortable and inclusive residential community that supports the rights and needs of gay, lesbian, bisexual, transgender, queer and asexual students and their allies. Students in Spectrum can request a gender-inclusive room.

Wellness Community
(Orchard Hill): Students join this community for a variety of health, spiritual, and other personal reasons. All members of the Wellness Community agree to live an alcohol and drug-free lifestyle in an environment that is supportive of individual needs and differences.

Thatcher Language Program
(Northeast): The Thatcher Language Program is an ideal choice for upper-division students seeking fluency in another language. As these languages are spoken in the residence hall, you must demonstrate proficiency in the language you wish to study (Chinese, French, German, Italian, Japanese, or Spanish) to be admitted into the program. Students in the program must also enroll in a two-credit conversation course conducted in Thatcher. For more details, contact the Thatcher Language Program Coordinator at 413-545-1659 or email thatcher-language@acad.umass.edu
Special Housing Options

24-Hour Quiet Floors
(Central and Southwest)
Located in Multi-Year halls
Study with fewer distractions on a quiet floor. All noise is maintained at a level agreed upon by community members.

Single-Sex Housing
There are single-sex options in First-Year halls available in Central and Southwest.

Housing for Students with Disabilities
Students who wish to participate or live in a Residential First-Year Experience, Residential Academic Program, Defined Residential Community or Special Housing Option, but require accommodations due to mobility or other disabilities should contact Disability Services at 413-545-0892 for assistance and additional information. Students must register with Disability Services to qualify for services.

Disability Services and Residential Life work with registered students to accommodate their needs. The University has a practice of relocating programs and activities when necessary to make the programs and activities accessible to persons with disabilities.

Single Rooms
Some new students prefer to have a private room and designed singles are available throughout campus. You may request this housing option on the Housing Preference Application.

Please note the additional cost for residing in a single room each semester on page 12.

Alcohol-Free Residence Hall
(Brooks Hall, Central)
Located in a Multi-Year hall
Students may opt to live in an alcohol-free environment, in which students and their guests, regardless of age, may not possess or consume alcoholic beverages.

Gender Inclusive Housing
(North, Sylvan and Central)
In gender-inclusive housing (GiH), students can have roommates/suite mates/apartment mates of any gender.
Open to all students, it is especially designed as a supportive space for trans students. If you are interested in the gender-inclusive housing option, email the Student Services Office: HousingAccom@sacl.umass.edu for more information.
Residential Areas

**CENTRAL**
*RFYE Residence Halls*
Van Meter, Gorman, Wheeler (Optional Break Housing)

*SophoMORE Hall*
Butterfield (Creative Expressions)

*Multi-Year Residence Halls*
Baker (Spectrum: LGBTQIA+ Community DRC, Gender Inclusive Housing)
Brett (Break Housing)
Brooks (24-hour Quiet Floor; Alcohol-Free)
Chadbourne (Kanonehsene: Native American DRC)
Greenough

**ORCHARD HILL**
*RFYE Residence Halls*
Webster, Dickinson

*Multi-Year Residence Halls*
Grayson, Field (Wellness DRC)

**COMMONWEALTH HONORS COLLEGE RESIDENTIAL COMMUNITY**
*RFYE Residence Halls*
Oak, Sycamore

*Multi-Year Residence Halls*
Birch, Elm, Linden, Maple

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**Cultural Centers**

The four cultural centers located across campus in residential areas are homes-away-from-home for students of common heritage, and for students interested in a culture other than their own.

These centers offer cultural events open to everyone on campus.

Josephine White Eagle Cultural Center
(Chadbourne, Central)

Latin American Cultural Center
(Southside Room, Southwest)

Malcolm X Cultural Center
(Berkshire Dining Commons, Southwest)

Yuri Kochiyama Cultural Center
(Worcester Dining Commons, Northeast)
SOUTHWEST

RFYE Residence Halls
Cance, Emerson, James, Kennedy, Moore, Melville (Honors LLC), Pierpont, Thoreau

SophomORE Hall
MacKimmie (Innovations and Entrepreneurship)

Multi-Year Residence Halls
Coolidge (Harambee: African Heritage DRC)
Crampton (Nuance Multicultural DRC), John Adams, John Quincy Adams (24-hour Quiet Floor)
Patterson
Prince (Break Housing)
Washington

NORTHEAST

RFYE Residence Halls
Crabtree, Dwight, Knowlton, Leach, Mary Lyon

SophomORE Residence Hall
Hamlin (Technical Solutions)

Multi-Year Residence Halls
Johnson (Break Housing)
Lewis (Asian/Asian American DRC)
Thatcher (Language Program DRC)

Multi-Year Residential Areas

SYLVAN (Suite Style)
Multi-Year Residence Halls
Brown
Cashin (Break Housing, Gender Inclusive Housing)
McNamara (Transfer Community)

NORTH APARTMENTS
Multi-Year Residence Halls
North Hall A, North Hall B, North Hall C, North Hall D (Gender Inclusive Housing)
Do I have to sign a contract?

All students must sign the Residence Hall Contract before applying for housing and living in a residence hall. This is a yearly contract, a legally binding enforceable agreement, which will remain in force for the duration of residency and includes financial responsibility for the entire contract period. You can read and sign the contract online on SPIRE.

Do I have to live on campus?

First-year students who are enrolled as full-time (12 credits) UMass Amherst undergraduates are required to live on campus and are automatically billed for room and board.

You do not have to live on campus if you are:
• a sophomore, junior, senior or graduate student
• a married, divorced, or separated student who has notified Student Services of your status
• a veteran of the U.S. Armed Forces who has submitted a DD214 at Student Services
• a commuter living with your parent(s) or court-appointed guardian(s) within a 40-mile radius of the UMass Amherst campus. Commuters must file a Commuter Card with Student Services.

Students who do not fall under the above categories may request an exception to the housing requirement through a Housing Exemption Application, available at www.umass.edu/living/assign/new-undergrad. All students must complete the appropriate documentation to be excused from the housing requirement and are subject to any applicable cancellation fee if they apply for an exemption after signing the residence hall contract and applying for housing.

Important! Once a student is exempt from the residency requirement, they are no longer eligible to participate in on-campus housing application processes. Students who become exempt can request assignments during selection periods established for off-campus students seeking available housing. These selection periods are usually in August or January.

What are the financial obligations?

Once students sign the residence hall contract and submit an application, they have agreed to pay all fees associated with their residence hall assignment. In addition, students who receive an on-campus assignment and subsequently withdraw are bound to the cancellation fee schedule (see following page).

New students should not submit a housing application until they are certain they will attend and live on campus.

Meal Plan Requirements

All undergraduate students living in non-apartment style residence halls are required to purchase a meal plan. First- and second-year residential students must purchase one of the Residential Meal plans (DC Basic, Unlimited or Unlimited Plus). Third- and fourth-year residential students have the additional choice of YCMP Gold or YCMP Platinum.

Students assigned to apartments in CHCRC or North may choose any meal plan, but are not required to purchase a meal plan.

For more information on dining plans and rates visit www.umassdining.com.
Financial Obligations

Room Rates
Below are the 2016-2017 room rates per semester.

*The $126 Residential Technology Fee is included in the total per semester housing fee.*

Shared Room (Double, Triple, Quad) $3,329.50
Single Room $4,386.00
Break Housing Shared Room $3,579.00
Break Housing Single Room $4,636.00
North Apartments Single Room $5,997.50

Rent Refund Schedule

Students who cancel their housing assignment or withdraw from the university and check out during the first five weeks of the semester are eligible for a rent refund. The refund is issued based on the date the student checks out of their room through the Residential Service Desk.

Students who cancel or withdraw and check out during the first five weeks are also subject to the cancellation fee schedule, which is also prorated to the corresponding week the cancellation is made. For more information on the rent refund schedule go to [www.umass.edu/living/assign/rates](http://www.umass.edu/living/assign/rates).

Housing Contract Cancellation Fee Schedule

**Spring 2017**

Free Housing Cancellation Period
Ends 5:00pm, Thursday January 12, 2017

$225 Housing Cancellation Period
 Begins 5:00pm, Thursday January 12, 2017
Ends upon check-in to spring assignment

$500 Housing Cancellation Period
Begins upon check-in to spring assignment
Ends after the fifth week of the spring 2017 semester
Roommate Assignments

Your Roommate Selection

Residential Life offers several options to help you with the roommate assignment process. To start, all new students are required to complete a five-question housing profile when they submit their assignment preferences. This allows housing to use basic information such as the time you like to sleep, the music volume while you study, and other preferences in order to assign roommates. From there, you can determine your next step based on whether or not you have a pre-determined roommate choice. Once you complete the housing preference application, your assignment request will be processed based on your preferences and space availability.

What if I already have a roommate request in mind?

New students may make specific roommate requests and we do our best to assign students together as long as the request is mutual and there is space available for the assignment. All students, even those with a roommate request, will need to complete the five-question Housing Profile.

Is my roommate request guaranteed?

We cannot guarantee roommate requests. However, the majority of students who request to be roommates are assigned to the same room. If you and your roommate(s) apply on time but we cannot place you together, we will try to assign you to the same residence hall.

“I had a really great roommate experience! It was definitely awkward at first because we were so different, but she was really nice. We had similar friend groups and after living together ended up becoming best friends.”

- Becky, Junior
Understanding Your Housing Options

Preference Residential Areas with First-Year Experience Halls

The steps to preference areas with Residential First-Year Experience are detailed below. You can also receive assistance submitting your housing application by contacting our office.

Residential First-Year Experience and other living options

1. When you access SPIRE and the Housing Preference Application you will be able to rank, in your preference order, the areas with First-Year Experience Halls. In addition, you can select a Defined Residential Community or Special Housing Option.

*Please note all DRC and Special Housing Options are located in Multi-Year halls except for Central Break Housing which is an RFYE hall.

2. You are required to preference at least four First-Year Residential Areas (CHCRC, Central, Northeast, Orchard Hill, Southwest).

*There are over 120 single rooms in first-year halls! If you are interested in a single room, be sure to indicate it on your Preference Application. Please note the additional cost of residing in a single room on page 13.

3. If you have a roommate request, you must:
   A. List your residential area preferences in the same order and,
   B. List each other as roommates on your individual preference applications.

Assignments will be determined by the availability of space.
To be an on-time applicant for the spring, submit your Preference Application by January 9, 2017 at 11:59pm

Video tutorials on how to apply for housing with your preference application are available at www.umass.edu/living
Applying for Housing on SPIRE

Submitting Your Application

At UMASS Amherst, students and staff use the SPIRE portal to conduct business with the university. Below is a graphic of the housing menu.

Once you have paid your enrollment fee, you can request an on-campus assignment by completing the following steps:

1. Use the Main Menu on SPIRE to navigate to Housing.

2. Agree to the terms of the Residence Hall Contract by selecting Residence Hall Contract.

3. Complete the Housing Profile.

4. Complete the Preference Application. (See specific instructions on previous page)

Assignments will be released on SPIRE under Assignment Notification on January 13, 2017 for Spring 2017.

Cancelling your application

If you decide not to live on campus, contact Residential Life Student Services at 413-545-2100 to cancel your housing application/assignment immediately. Depending on when you cancel, you may be subject to a cancellation fee based on the schedules on page 12.

What if I am late?

We will not be able to consider your housing requests until all on-time applications have been processed. If you are a late applicant, call Residential Life Student Services immediately at (413) 545-2100 so that we can confirm your assignment status.
Stop by Whitmore 235 when attending summer New Students Orientation!

Student Services staff are available to assist you with submitting your Housing Preference Application and to answer any questions you have.

**Additional Resources**

**Review our Video Tutorials!**
[www.umass.edu/living/assign/prefapp-tutorials](www.umass.edu/living/assign/prefapp-tutorials)
- First-Year Students with RAP
- First-Year Students with no RAP
- Editing Preference Application
- Cancelling Preference Application
- Break Housing for First-Year Students

**Living At UMass**

Connect with us on social media to learn about our communities and engage with other students. We highlight events on campus, in our halls, and in the local community and offer insight from some of our community staff and star residents. We feature our residential areas and hall communities to give you a better sense of where you would like to belong and we make sure you don’t miss any important housing or campus information with reminders and helpful tips. Plus you’ll have plenty of opportunities to win free stuff!

You’ll find us on Facebook under “Living at UMass Amherst”

@LivingatUMass

What to Bring Page
[www.umass.edu/living/learning/bring](www.umass.edu/living/learning/bring)

View this page for a comprehensive checklist of suggestions on what to bring with you when you move in. Other useful information on this page includes:
- Information about the Linens Program
- Link to the MicroChill rental and purchasing page
  MicroChills are combination microwave and refrigerator units.
- List of items that are prohibited in the residence halls

**Preferred Vendor Contact List**

Through UMass Amherst’s relationship with the Linens Program and Microchill, students receive discounted options for company products. Student email and permanent addresses are provided to both companies in order to send two informational mailings. If you wish to be removed from this mailing list please email living@umass.edu.

Download the Living at UMass (soon to be UMass Life) app from the [App Store](https://apps.apple.com) or [Google Play](https://play.google.com) to get more information on what it’s like to live at UMass Amherst.

Watch videos of students sharing advice, engage with us on social media, and stay updated on what’s happening with campus calendars and notifications.
Residence Hall Contract

University of Massachusetts Amherst
Division of Residential Life
Residence Hall Contract (Trustee Document T79-034)(as revised).

I. Signing the Contract
All students must sign the Residence Hall Contract before applying for housing and living in a residence hall. This is a legally binding enforceable agreement, which will remain in force for the duration of residency and includes financial responsibility for the entire contract period. Any substantive changes will be communicated by Residential Life to all residents prior to room selection. All students are responsible for complying with the rules, policies, regulations, and procedures contained in this document, official University publications, and the Residential Life website (www.umass.edu/living). The student’s signature on the Residence Hall Contract on SPIRE or completion of the Key Agreement binds the student to this Residence Hall Contract. In addition, students who are under the age of 18 as of move-in day are required to complete a Parent/Guardian Consent Form which the student is required to request from Residential Life Student Services.

Questions regarding the Residence Hall Contract should be referred to Residential Life Student Services, 235 Whitmore Administration Building at 545-2100. Students who reside in the residence halls may be administratively withdrawn from the University if the resident refuses to sign the Residence Hall Contract.

II. Parties
The parties to this contract are the University of Massachusetts Amherst and the undersigned student. This contract will be entered into when the student signs the legally binding Residence Hall Contract T79-034.

III: Eligibility for On-Campus Housing
All currently enrolled students who are 16 years of age as of move-in day are eligible to live in a Residence Hall Assignment. For students under the age of 18 as of move-in day, a parent or guardian will be required to complete a Consent Form, which the student is required to request from Residential Life Student Services prior to arriving on campus.

IV. Termination of Contract
This contract may be terminated by the University for violation(s) of the applicable provisions of the Code of Student Conduct, Residence Hall Community Standards, and/or other rules and regulations enacted within that authority. Students are responsible for the cancellation fee when a contract is terminated in such cases. Either the Chancellor or the Vice Chancellor for Student Affairs or their designee may impose interim restriction(s), including housing removal, relocation or restriction from some residence halls, in accordance with the Code of Student Conduct. No refund of housing fees will be given to individuals removed from the residence halls for reasons of student conduct.

The student, and/or the University may terminate this contract if one or more of the following criteria are met:

A. Withdrawal from the University;
B. Participation in an approved academic program which requires off-campus residency;
C. Documented, serious, medical problem which cannot be reasonably accommodated within the residence hall system;
D. Marriage after entering into the contract;
E. Commuting from the home of parents or legal guardians within forty miles of campus;
F. Approval of an exemption to the mandatory housing policy after entering into the contract;
G. If, between semesters, the Academic Level of the student is such that he/she is not required to live in the residence halls (sophomore, junior and senior status);
H. Documented severe financial hardship which cannot be alleviated by the Financial Aid Office, 255 Whitmore Administration Building (545-0801).

- Residents who terminate their contracts after the posted deadlines will be subject to a Housing Cancellation Fee. Deadlines are posted on the Residential Life website at www.umass.edu/living.
- In non-disciplinary cases, a refund schedule is available from the Bursar's Office or Residential Life Student Services.

V. Assignment of Space
The University’s residence hall spaces will be assigned subject to availability, and the reasonable ability of the University to match the student’s request with available space. The University will endeavor to meet demand for on-campus housing, but guarantees housing assignments only for freshmen students who are 16 years of age as of move-in. Assigned space is not transferable by the student. In accordance with University policy, Residence Hall space is reserved for freshmen and continuing residents, rising sophomores, juniors, and seniors, who select an assignment according to stated procedures and announced deadlines. Space will be assigned without regard to race, creed, or national origin, except in the case of assignment of space to designated “special housing options” corridors, floors, or halls.

Requests for assignment changes will be accommodated on a space available basis. Priority for room/building change requests will be determined by seniority based on the number of semesters the student has lived in University housing. (Additional information regarding room selection and room/building change priority is available on the Residential Life website.) Room selection and room change practices will be determined by the student’s semesters in campus housing and randomly assigned rank. Each student may be permitted to change space assignments if it is determined necessary by the student and Residential Life staff member.

Students going on a University-approved exchange program may, prior to leaving for their exchange program, apply for an assignment


Residence Hall Contract

according to the procedures established the Residential Life Student Services. The responsibility for completing these arrangements lies with the student.

The University reserves the right to remove or relocate a student and/or transfer an assigned space whenever it is deemed by the University to be in the best interest of the Residence Hall Community.

VI. Duration of Occupancy
This contract authorizes occupancy during the Academic Year, exclusive of Thanksgiving, intersession and spring break vacation periods, except as provided herein. Residents who are granted permission to reside in the residence halls during intersession, summer, and other vacation periods may make special arrangements through Residential Life Student Services. All provisions of this contract will then apply to intersession, summer, and vacation residents as appropriate. This contract will remain in effect until the official semester closing date(s) of the last semester of residency, which shall be widely announced at least six weeks prior to said closing, regardless of the date upon which it was entered into, subject to the terms, conditions, and covenants herein. During intersession and other designated vacation periods during the academic year, students may store personal property in the room to which they are assigned, unless the University indicates at least four weeks in advance a need to have the room emptied. However, the University is not responsible for loss of, theft of, or damage to students' personal possessions left in student rooms at any time, including during said periods. Students are encouraged to arrange privately for insurance of their property.

VII. Housing Fees
The Housing Fee must be cleared in full by the date established by the Bursar’s Office, 215 Whitmore Administration Building prior to the beginning of each semester. For consideration of an assignment in University Residence Halls, the student agrees to pay the contract rates as they have been announced or as they may be adjusted. The fee schedule applicable to each resident is established by the Board of Trustees for the then current year of occupancy by the undersigned student. Once established, the fee schedule is available in Residential Life Student Services. Pro-rated refunds, less the housing cancellation fee, may be made upon the departure of the student from the residence halls in accordance with the Termination of Contract clause, following schedules established by the University (see Section IV).

VIII. Obligations of the University
The University shall also provide prompt maintenance service in the event of mechanical difficulties or interruptions to any utility service which is under control and/or ownership of the University; and promptly seek such service in the event such difficulties or interruptions arise in facilities or equipment serving the University but not under University control. There will be no adjustment of housing fees because of the University's inability to restore service for a reasonable period of time, subject to appeal to the Residential Appeals Committee.

The University shall, within a reasonable time, exercise reasonable care to correct unsafe conditions in the residence halls and maintain the residence halls in good repair. The student may request correction of such conditions through the peer, professional, or Residential Service Desk staff, or Residential Life Facilities Operations staff. Determination of unsafe conditions may also be made upon request to the University’s Division of Environmental Health and Safety, N-414 Morrill Science Center (545-2682).

IX. Obligations of the Student
In addition to meeting the fee obligations, the student agrees to adhere to the provisions of the current editions of the Code of Student Conduct, the Alcohol and Drug Policy, the Residence Hall Security guidelines, and Residence Hall Community Standards. The student also agrees to comply with policies established to promote the quality of life within the residence hall. The student assumes any and all liability for damage, cleanliness, or other claims made as a result of the misuse by others of access cards, keys or premises assigned to him/her, in the event that such misuse is the result of negligence of the student.

X. Joint Obligations
The University and the student share the responsibility for ensuring the quality of life within the residence hall; its maintenance, furnishings and facilities; and for a physical environment secure from fire and other hazards.

XI. Shared Governance
Following shared governance protocols established by the University, Residential Life will consult with student representatives when considering revisions to and/or implementing significant policies impacting students living in campus residences.

XII. Security
The University will work with students to promote effective security of person and property in the residence halls. The University is not responsible for loss of, theft of, or damage to students’ personal possessions. Students are encouraged to arrange privately for insurance of their personal property.

XIII. Damage to University Property
The student is responsible for damage, other than normal wear and tear, to the room and common areas to which he/she is assigned and the furnishings therein. The student is also responsible for damage caused by her/his guest(s). Billing for such damage will be made within a damage billing procedure that includes provisions for determining the appropriate responsibility for damage to rooms, furnishings, and common areas. The student may initiate damage appeal proceedings at the Residential Service Desk. Appeals of decisions may be made to the Residential Appeals Committee.
Residence Hall Contract

XIV. Check-in, Check-out
The University and the student will, prior to the occupation of assigned space, complete and sign a room condition form noting the condition of the premises assigned to the student. A visual inspection of the assigned space and review of the room condition form by Residential Life staff at the completion of the student’s residency will determine billable damages. The University may require an interim inventory to be completed prior to the end of the student’s occupancy if the University has reason to believe that substantial damage to the premises or property has occurred.

A student withdrawing or withdrawn from the University must vacate her/his room within forty-eight hours of the date of withdrawal and complete a proper check-out at the Residential Service Desk, to include informing the staff of the check-out and returning the issued room key. Check-out times will be designated for students withdrawing during the intersession period. The student must leave the room “broom clean” and may be charged for cleaning costs incurred by the University to meet this standard. Unless left in a designated area for which storage has been authorized in advance and in accordance with established procedures as outlined in the Residence Hall Community Standards, any personal property remaining in the residence hall after the term of this contract has expired, shall be deemed abandoned, and may be disposed of by the University in any manner it deems appropriate.

XV. Fee Refunds
The student may apply for a refund as a result of substantial hardship in living conditions. Refund applications may be acquired from and submitted to the Residence Director. Should a student room become unfit for occupancy because of damage or other reasons, the student may choose to change room assignments within limits of space availability. No refund will be awarded in such cases unless significant hardship has been experienced by the student before the move. Students may appeal disputed housing fees or other financial charges by following the procedures outlined on the Residential Life website (www.umass.edu/living).

XVI. Furnishings
The student will be assigned furnishings for his/her use during the period of occupancy. These furnishings may vary from building to building. Furnishings will minimally include a bed frame and mattress, desk unit and chair, wardrobe/closet, and waste basket. Furnishings will not be added or deleted without prior notification to residents. Assigned furnishings may not be removed from the room to which they were assigned without permission. Common area furniture and equipment may not be removed from common areas.

XVI. Entry of Student Rooms/Suites/Apartments and Inspection of Hall Rooms
The University may enter student rooms without notice if it has reason to believe a health or safety emergency exists. In the event of such an emergency the University will give prior notice whenever practicable under the circumstances. The University is responsible for the monitoring and maintenance of University property. Entry into rooms for scheduled routine maintenance will be made only after notice of the inspection and entry is posted 48 hours in advance. University staff and vendors may enter student rooms during reasonable hours without prior notice when responding to student-initiated maintenance requests. Residential Life staff shall not conduct blanket room sweeps. The University will not disturb a student's personal property or otherwise search a room except with permission of the student, or by appropriate legal authorities with a search warrant. The University is guided by the “Plain View Doctrine” and may report evidence of unlawful acts in “Plain View.”

All student rooms are checked immediately after the halls close for vacation periods and throughout the summer for maintenance, safety, and security reasons. These inspections do not involve disturbing the student’s personal belongings. Prohibited items (pets, firearms, oversized and unauthorized appliances, etc.) may be removed at student expense by University personnel conducting the inspections. Students will be notified in writing if any item is removed. Plain View Doctrine: College officials are legally obligated to report evidence of unlawful acts in “Plain View.” This means that if unauthorized items such as marijuana plants, weapons, etc. are observed during a normal inspection (for maintenance reasons, or due to an emergency situation, or for health and safety reasons), the evidence can be seized and used as evidence in a conduct hearing.
For More Information

RESIDENTIAL LIFE .......................................413-545-2100 ........................................www.umass.edu/living

UMASS AMHERST OFFICES

Admissions Office .......................................413-545-0222 ........................................www.umass.edu/admissions
Bursar's Office ..........................................413-545-2368 ........................................www.umass.edu/bursar
Commonwealth Honors College ....................413-545-2483 ........................................www.honors.umass.edu
Dining Services .........................................413-545-2472 ........................................www.umassdining.com
Disability Services .....................................413-545-0892 V/TTY
Financial Aid Office ....................................413-545-0801 V 413-545-9420 TTY/TDD ...........www.umass.edu/umfa
Health Services ........................................413-577-5000 ........................................www.umass.edu/uhs
International Programs ...............................413-545-2710/2843 .....................................www.umass.edu/ipo
New Students Orientation ............................413-545-2621 ........................................www.umass.edu/newstudent
Off-Campus Housing ...................................413-545-1005 ........................................www.umocss.org
Information Technology (IT) Help Desk .........413-545-9400 ........................................www.it.umass.edu
Office of Parent Services ...............................413-577-4444 ........................................www.umass.edu/parents
Parking Services .......................................413-545-0065 ........................................http://parking.umass.edu/index.php/home
Registrar's Office ......................................413-545-0555 ........................................www.umass.edu/registrar
Residential Academic Programs (RAPs) .........413-545-2803 ........................................www.rap.umass.edu
SPIRE ........................................................................................................www.spire.umass.edu
Student Affairs and Campus Life .................413-545-2300 ........................................www.umass.edu/studentlife
Undergraduate Admissions ............................413-545-0222 ........................................www.umass.edu/admissions
UCard Office ............................................413-545-0197 ........................................www.umass.edu/ucard
Veteran's Services .....................................413-545-0939 ........................................www.umass.edu/veterans
Questions?

Contact Residential Life at 413-545-2100
www.umass.edu/living