1. Parties and Agreements:
This contract is an agreement between Texas Tech University, herein referred to as “The University”, and the student resident. If the student resident is under 18 years of age, this contract is also an agreement between The University and the student resident’s parents, guardian, or other guarantor, herein referred to as “Guarantor”. The parties to this contract, in consideration of the mutual covenants and stipulations set out herein, agree as follows:
A. The University agrees to furnish a room and dining plan to the student in accordance with the terms of this contract for the period May 26, 2024 through August 3, 2024 (the “Contract Period”).
B. The student agrees to pay The University a housing and dining plan fee in accordance with the terms of this contract.
C. If the student resident is under 18 years of age, the Guarantor further agrees that if the student for any reason fails to make such payments, the Guarantor shall make all such payments to The University.
D. The University shall not enter into this contract with the student unless the student or Guarantor agrees to guarantee payment as stated in Paragraph 1.C.
E. The terms of this contract apply to the Early and Late Summer 2024 terms or if entered into after the start of the Contract Period, to the balance thereof.
F. Registered sex offenders and students convicted of any felony are not permitted to live within The University owned housing system.
G. The University reserves the right, at its sole discretion, to determine if the past behavior and/or criminal activity of any applicant is such that the interest of The University, the student and/or other students would best be served by terminating this contract and/or declining to accept the Residence Hall Application.
H. Under no circumstances will The University be liable to terminate this contract for any reason, including but not limited to lack of available housing. Any termination by The University will be approved by the Director of University Student Housing or designee. Reasonable notice will normally be seventy-two (72) hours, however, The University reserves the right to require a student to vacate in less than seventy-two (72) hours if deemed appropriate by the Director of University Student Housing.
2. Payment of Fee:
The University agrees to provide a room and dining plan only after the student has submitted the required application, properly signed this contract, and paid the application fee.

<table>
<thead>
<tr>
<th>Fee/Deposit</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application Fee</td>
<td>Required with all housing applications. This is a one-time fee.</td>
<td>$75. Non-refundable</td>
</tr>
</tbody>
</table>

3. Rates:
A. Housing and dining plan rates are based on a per person charge. Rates will be established by The University President. All rates are subject to change, with appropriate notice. The most current rates are posted at housing.ttu.edu and hospitality.ttu.edu.
B. The dining plan portion of the contract will be subject to the appropriate sales tax (Lubbock and Texas).
C. Students are required to have a dining plan. All residents may select one of the following plans: Double T Matador, Red 6 Black Dining Plans. Residents of West Village also have the option to select the Scarlet Dining Plan.
4. Cancellation of Contract:
A. General: Once this contract has been signed by the parties, even if it is after the cancellation dates below, and even if the student does not secure a specific room assignment, it becomes a binding agreement, a contract between the student (and their Guarantor, if required) and The University. Failure of any party to fulfill the covenants herein except in the manner specified in Subparagraphs B, C, and D of this Paragraph 4, constitutes a breach of the contract and authorizes the use of the remedies described in Paragraph 10 of this contract.
B. Cancellation of Contract Prior to Contract Period/Occupancy: All cancellation requests must be submitted to University Student Housing in writing or submitted electronically (preferred method) by the student or on or before May 26, 2024. Failure to properly cancel on or before May 26, 2024 will result in full charge of housing and dining plan fees.
C. Cancellation of Contract After Contract Period/Occupancy: Cancellations must be submitted to the address provided for The University in Paragraph 14 below or submitted electronically via the online cancellation form at housing.ttu.edu. Under no circumstances will verbal cancellations be accepted. Failure to occupy the assigned space by the first day of classes may result in cancellation of the room assignment and full charge of housing and dining plan fees.
D. Cancellation of Contract Due to Lack of Space: The University reserves the right to terminate the contract for any reason, including but not limited to lack of available housing. All terminations by The University will be approved by the Director of University Student Housing or designee. Reasonable notice will normally be seventy-two (72) hours.

<table>
<thead>
<tr>
<th>Cancellation Reason</th>
<th>Room/Dining Plan Charges and/or Refunds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Move out of assigned space after occupied, while remaining enrolled at The University or Texas Tech University Health Sciences Center</td>
<td>Student is not eligible for a refund of room fees for the Contract Period. Unused Dining Bucks will roll over to the subsequent semester for returning students. Students not returning forfeit any unused dining bucks.</td>
</tr>
<tr>
<td>Move out of assigned space after occupied due to Suspension / Withdrawal from The University, Texas Tech University Health Sciences Center or Residence Halls or before June 3, 2024</td>
<td>Student housing and dining bill will be adjusted to reflect prorated daily housing and dining plan fees based on overall semester fees.</td>
</tr>
<tr>
<td>Move out of assigned space after occupied due to Suspension / Withdrawal from The University, Texas Tech University Health Sciences Center or Residence Halls after June 3, 2024</td>
<td>Student is not eligible for a refund of housing and dining fees for the Contract Period.</td>
</tr>
<tr>
<td>Force Majeure Event</td>
<td>Student may be entitled to a refund by The University for housing and dining fees only under the following circumstances:</td>
</tr>
<tr>
<td>Termination Due to Lack of Space</td>
<td>Housing charges will be refunded by The University within 5 business days after The University notifies Student of the termination of this Contract due to lack of space. Student shall have the option to elect to continue with the dining plan selected, change dining plans, or terminate their dining plan for a refund.</td>
</tr>
</tbody>
</table>

5. Room Assignment / Selection:
A. Assignment/selection of space is contingent upon the receipt of required application, properly signed contract, and paid application fee.
B. The University reserves the right to assign and/or reassign space for the benefit of the individual student and/or living unit, as well as University needs.
C. A single room request may be revocable at any time if an over occupancy occurs.
D. Room Optimization: Students who lose a roommate or were not assigned a roommate may be given the option to contract for a single room when space permits. Should this option occur and be elected, students will be charged a single rate for remaining time left on the term of this Contract. Should space be available to grant a single room and the student does not elect a single room contract, the student may be assigned to another room or receive another roommate as needed and determined by University Student Housing. Failure to comply with the optimization policy will result in a charge to the student's account for a single room and/or possible contract termination. Occupants with a vacancy in their room will be required to keep the rest of the room clear for a potential roommate. Roommates may be assigned without specific notice.

6. Dining Plans:
A. The student is required to have a valid dining plan during the Contract Period. The Dining Plan selected with the application for housing will be assigned for the entire Contract Period. IF NO SELECTION IS MADE, THE MATADOR DINING PLAN WILL AUTOMATICALLY BE ASSIGNED. Changes in the level of dining plan selected may be made through June 3, 2024. The Student Housing Request Form may be found at housing.ttu.edu. Dining plans are valid for food or beverage purchases at any Hospitality Services location and are only valid on campus. The University reserves the right, if deemed necessary for maintenance, efficiency, or other purposes to modify serving hours or close a dining location, with as much advance notice as possible.
B. Dining Plans associated with the Dining Plan can be used at any time within the current term. Unused Dining bucks are non-refundable but are transferable to a Fall 2024/Spring 2025 housing and dining contract. If the student moves off campus, 50% of unused dining bucks are transferable to a commuter dining plan if the student is enrolled in classes. Dining bucks are also transferable to the Student ID Card. Lost or stolen cards should be reported immediately to the University ID Office. Only the balance remaining in the account at the time the card is reported lost or stolen will be protected.
C. The Dining Plan includes a dining operations cost, dining operations cost taxes, and spendable dining bucks which are subject to the appropriate sales tax (Lubbock and Texas).
D. Additional spendable dining bucks to their dining plan at the Hospitality Services Dining Plans Office or online at hospitality.ttu.edu.

7. Student Resident Responsibilities:
A. No additional persons may occupy the assigned space.
B. The student shall remain The University for all damage to the assigned space and furnishings other than normal wear and tear, or for removal or loss of furnishings or appliances.
C. The student is responsible for the cleanliness and sanitation of the assigned space during the contract period. The student may be charged for any excessive cleaning needs after
vacating the assigned space.

D. Upon vacating the assigned space and turning in the assigned key, The University has full authority to remove and/or dispose of abandoned belongings. Abandoned belongings may result in additional charges.

E. Conducting business of any kind from the assigned space or public spaces is prohibited.

F. No outside, third party vendor, is allowed to perform services within the residence hall rooms, suites, apartments, or the public living areas of The University. This includes, but is not limited to, cleaning, laundry and moving services. These vendors will not be considered guests of students or The University. Service deliveries (pizza, flowers, etc.) may be picked up in the main lobby of the residence halls.

G. Service and/or Emotional Support Animals will be allowed to remain in University housing only after appropriate documentation has been reviewed/approved by Student Disability Services and University Student Housing.

H. Students in Carpenter/Wells, Murray, Tallington, and West Village that have a valid License to Carry (LTC) may store their authorized weapon within their room so long as the storage is approved in accordance with Senate Bill 11, Texas Tech University GP 10.22, and the University Student Housing Campus Carry policies outlined in the University Student Housing and Hospitality Services Contract Guide.

I. Students will be responsible for knowing and adhering to the Rules and Regulations as outlined in the University Student Housing and Hospitality Services Contract Guide.

8. Right of Entry:
A. The University reserves the right to enter the assigned space in case of emergency or after proper notice, for purposes of inspection, verification of occupancy, safety, health, and maintenance purposes. The University reserves the right to perform random room inspections.

B. A roommate may be assigned without prior notice. The assigned space may also be entered whenever an assigned student permanently vacates the space or whenever a student vacates for a break period, to ensure that established closing procedures have been followed.

9. Limitation of Liability:
A. The University cannot guarantee the safety of and does not assume any legal obligation to pay for injury to persons (including death) or loss or damage to items of personal property, which occurs in its buildings or, on its grounds prior to, during, or subsequent to the Contract Period. The student and their Guarantor are encouraged to carry appropriate insurance to cover such losses. The student shall not be entitled to a refund or reduction of payment as a result of any facility malfunction or service interruption including, but not limited to: air conditioning, electrical heating, mechanical, elevators, plumbing, or power failure, or for losses caused by events or circumstances not directly within the control of The University including, but not limited to: extreme movement, fire, illness, infectious disease, intentional loss, natural disaster, nuclear hazard, or war. Limitation of liability also includes any potential issues with bed bugs or mold. More information on these may be found via the following: http://www.cdc.gov/bedbugs/ and http://www.cdc.gov/parasites/bedbugs/.

10. Remedies:
A. Breach of any of the duties established by this contract authorizes the use of any remedy available in law or in equity. Additionally, if the student or their Guarantor fails to pay room and dining plan fees, or additional charges according to schedule. The University is authorized to use any or all of the following remedies: termination of this Contract, eviction of the student from the assigned space, cancellation of the student's enrollment in The University, and withholding of the student's transcript of grades, diploma, or other records and documents, maintained by The University.

B. Failure of The University to enforce at any time any of the provisions of this contract, or its failure to utilize any remedy which is authorized herein, shall in no way be construed to be a waiver of any of the provisions, nor to affect the validity of this contract or any part thereof, or the right of The University thereafter to enforce each and every such provision.

11. Assignability of Contract:
This contract is personal and may not be assigned or otherwise transferred, nor may the student's space be sublet or otherwise placed in the occupancy, control, or care of another person.

12. Time of Essence:
Time is of the essence in the satisfaction of all terms of the agreement contracted in this contract.

13. Applicability of Rules and Regulations:
A. Residence Hall Rules and Regulations: Rules and regulations appearing in this University Student Housing and Hospitality Services Contract Guide and the Texas Tech University Student Handbook are made a part of this contract. Student violations of these rules and regulations may result in disciplinary action, including but not limited to referral to the Office of Student Conduct and/or termination of the University Student Housing and Hospitality Services Contract.

B. Other Laws, Rules, and Regulations. This contract shall be governed and construed to interpret and perform the laws of the United States and of Texas, by the rules and regulations of the Board of Regents, and by the rules and regulations of Texas Tech University.

14. Addresses for Correspondence:
A. All correspondence required by this contract or otherwise relating to matters contained in this contract, including cancellations from the student (or from the Guarantor) to The University shall be mailed to or delivered at University Student Housing, Texas Tech University, Wiggins Complex, 3211 18th Street, P.O. Box 41141, Lubbock, Texas 79409-114, by fax to (806) 742-2696, or by email to housing@ttu.edu.

B. All correspondence required by this contract or otherwise relating to matters contained in this contract from The University to the student or to their Guarantor shall be mailed to or delivered to the addresses provided in the application to the student and/or their Guarantor on this contract.

15. Entire Contract: No Modifications:
Except as set forth above, this contract and any applicable addendums embody the whole agreement of the parties. There are no provisions, terms, conditions, or obligations other than those contained herein and the University Student Housing and Hospitality Services Contract Guide and the Texas Tech University Student Handbook. This contract shall supersede all previous communications, representations, or agreements, either verbal or written, between the parties hereto. The student does not have authority to waive, alter, or enlarge this contract without the express written permission of the University.

16. Severability:
A. If any section of this contract is ruled illegal or invalid, such ruling shall not affect the validity or enforceability of the remainder of the provisions of this contract.
B. The Director of University Student Housing, the Director of Hospitality Services, the student and/or the Guarantor have read and accepted every provision of this contract.
C. In witness whereof the parties have executed this contract.

17. Notice Concerning Your Information:
The Texas Public Information Act, with a few exceptions, gives you the right to be informed about the information that Texas Tech University collects about you. It also gives you the right to request a copy of that information and to have The University revise any information that is incorrect. You may request to receive this information by contacting the office possessing such information.

18. Period of Occupancy:
A. The student may occupy the assigned space during the dates listed below.

<table>
<thead>
<tr>
<th>Term of Occupancy</th>
<th>Open</th>
<th>Close</th>
</tr>
</thead>
<tbody>
<tr>
<td>Early and Late Fall</td>
<td>May 26</td>
<td>August 3, 2024</td>
</tr>
</tbody>
</table>

B. There will be no reduction in cost for late arrival or early departure.

19. Force Majeure:
"Event of Force Majeure" means an event beyond the control of Contractor or University which prevents or makes a party's compliance with any of its obligations under this Contract illegal or impracticable, including but not limited to: act of God (including, without limitation, fire, explosion, earthquake, tornado, drought, and flood); acts or threats of terrorism, epidemic, pandemic, viral outbreak, or health crisis, or directive of governmental authority. No party will be considered in breach of this Contract to the extent that performance of their respective obligations is prevented or made illegal or impracticable by an Event of Force Majeure that arises during the term (or after execution of the Contract but prior to the beginning of the term). A party asserting an Event of Force Majeure hereunder ("Affected Party") will give reasonable notice to the other party of an Event of Force Majeure upon it being foreseen by, or becoming known, to, Affected Party.

20. Emergency Health and Safety Procedures:
In the event of a pandemic, epidemic, viral outbreak, health crisis, or other emergency ("Emergency"), The University may, at its sole discretion, implement new or modified health and safety procedures required in order to protect the health and safety of the University community. In the event of Emergency, Student agrees to adhere to all such procedures and related directives required by The University when residing on University's campus, including all check out procedures that may be issued from the University. All Emergency Health and Safety Procedures may be found here University Student Housing and Hospitality Services Contract Guide.