

**RIVER OF LIFE SCHOOL OF MINISTRY  
HOUSING CONTRACT**

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HOUSING CONTRACT  
677 S. DICKINSON DR.  
RUSK, TEXAS 75785  
(903) 683-3132***

It is understood that this contract is between **RIVER OF LIFE SCHOOL OF MINISTRY**, hereinafter called **SCHOOL OF MINISTRY** and the **STUDENT**, and that both parties enter into this contract upon the following terms and conditions. This agreement is not transferable and may not be sold or reassigned.

**I. TERM OF CONTRACT**

Contracts accepted for fall quarter shall be for the entire academic year, including fall, winter and spring quarters, 2008-2009 as defined in Section II, item A.

Contracts accepted for winter quarter shall be for the winter and spring quarters and contracts accepted for spring quarter shall be for that quarter only.

**A. Eligibility:** The STUDENT must be regularly enrolled, full-time registered SCHOOL OF MINISTRY student. However, the STUDENT shall be obligated, whether a registered student or not to pay the SCHOOL OF MINISTRY in accordance with the payment provisions of this contract for any services provided to the STUDENT.

**II. PAYMENTS**

**A. Payment Schedule:** The STUDENT shall make payments in full at any time or in installments according to the Payment schedule below:

**Single sharing student dorm room, furnished**

Deposit fee: (Due at time of move in)	\$100.00
Due at the beginning of each quarter	<u>\$675.00</u>

<b>TOTAL AMOUNT FOR ACADEMIC YEAR</b>	<b>\$2800.00 (Including deposit)</b>
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**B. Housing Payments:** Rent is due at registration or before the 1<sup>st</sup> day of each quarter

**C. Late Payments:** If rent is still outstanding by the late registration date, the STUDENT will be given a 5-day notice to vacate the property. There will be a \$15.00 late fee charged, plus \$2.50 per day until paid.

**D. Change in Rent:** Change in rent is subject to 30-day notice.

**III. SCHOOL OF MINISTRY RESPONSIBILITIES**

**A. Room Assignment:** The STUDENT receives housing assignment from the Resident Assistant (RA) by presenting a copy of the letter of acceptance from the SCHOOL OF MINISTRY. The RA will issue keys and complete housing forms with student.

**B. Furniture:** Each room will be supplied with a bed and one night stand.

**C. Repair:** The Resident Assistant will supply a form for repair or maintenance for normal wear of rooms.

**IV. STUDENT RESPONSIBILITIES**

**A. Check In:** The STUDENT will officially check in to the SCHOOL OF MINISTRY by the end of the 1<sup>st</sup> week Of classes.

**B. Deposit:** A \$100.00 deposit is required at the time of move in and will be returned within 30 days after move Out form has been completed and signed by STUDENT, and if the STUDENT has passed final inspection of dorm room and its furniture. To reserve a room the \$100.00 deposit is required, which is non-refundable if STUDENT doesn't sign housing contract within one month.

**C. Termination:** Upon moving out STUDENT must give Resident Assistant 24-hour advance notice and have

Dorm room ready for inspection at time of checkout. Dorm room must be vacated and keys returned at time of inspection. STUDENT must turn in a completed copy of the inspection sheet (including forwarding address) to Resident Assistant.

**Upon Graduation:** Unless there is housing available or with special permission from Resident Assistant, students must vacate their dorm room within two days of completing their studies or graduation. If housing is available, Resident Assistant may extend stay two more days.

**D. Maintenance:**

1. STUDENT is required to participate in regular inspections of dorm room, and discrepancies must be corrected by the follow-up inspection.
2. STUDENT is responsible for damage to his/her dorm room beyond normal wear. All damages will be added to school bill.
3. STUDENT will not make any changes or remodel his/her dorm room in any way. This includes but is not limited to: adding door locks, installing peep holes, removing light fixtures, installing your own draperies, or items to partition rooms or block hallways. STUDENT may not move furniture from one dorm to another. STUDENT may put carpet remnants in room. However, he/she must keep it clean. STUDENT must supply his/her own vacuum cleaner.

**E. General Care of Dorm Room:**

1. Garbage: The SCHOOL OF MINISTRY requires that all trash be placed in plastic bags and removed from dorm rooms on a regular basis and disposed of in dumpsters provided.
2. Food: Food may be stored in dorm rooms in tight containers to help in pest control. STUDENT may provide his/her own small refrigerator with no more than one per dorm room. No cooking with hot plates or microwaves is allowed in dorm rooms.
3. Toilets: Flush only paper, not disposable diapers, sanitary napkins, or deodorizers.
4. Floors: When waxing floors, use a self-stripping wax. Remove all wax from floors before vacating dorm rooms.
5. Bumper Stickers, signs, notices, and/or advertising: Not permitted on doors or in windows of dorm rooms.
6. Utilities: Turn off unnecessary lights, water, air-condition, or heat when dorm room is not in use or unoccupied. Save on excessive use of air-conditioning, you can reduce the cost of utilities. STUDENT may use box fans in rooms. VIOLATION OF UTILITY POLICY IS SUBJECT TO FINES.
7. Candles or heaters: Due to liabilities and potential danger, candles, incense and heaters are prohibited in dorm rooms. However, students may use electric blankets.
8. Smoking: All smoking is prohibited on campus, both in and out of dorm rooms.
9. Alcohol and Drugs: All alcohol and illegal drugs are prohibited and if found in dorm room STUDENT is subject to immediate expulsion.
10. Internet: All internet surfing or checking e-mail is limited to day rooms or the library during regular hours.

**F. Guests:**

1. STUDENT must have permission from RA to invite guests to stay overnight in dorm rooms. The Request must be made in writing 24 hours in advance. There will be a charge of \$2.50 per night. STUDENT must give the description and license number of guest's vehicle. The guest must also obtain a guest badge from registrar.
2. Subleasing campus housing is not permitted. STUDENT is not allowed to have guest stay in His/her dorm room during an absence from campus. RA must approve any extenuating circumstances.

**G. Possessions and Storage:**

1. No waterbeds and/or water mattresses are allowed.
2. No firearms, fireworks, or explosives of any kind are allowed on SCHOOL OF MINISTRY property.
3. No motorcycles, heavy duty machinery or commercial operations are permitted in dorm rooms.
4. No pets are allowed in student housing, except goldfish.
5. No articles are allowed outside of dorm rooms. This includes door stickers, or plaques, laundry, swimsuits, towels, mops, etc.
6. No B.B.Q. grills are allowed in dorms.

**V. LIABILITY**

- A. School of Ministry:** The SCHOOL OF MINISTRY shall have no liability for the loss or destruction of or damage to the STUDENT property kept in the room, or caused by any 3<sup>rd</sup> parties. The SCHOOL OF MINISTRY assumes no liability and provides no insurance or financial protection for the STUDENT personal property. Personal property left in the STUDENT room after expiration, termination or cancellation of this contract will be disposed of. The SCHOOL OF MINISTRY is hereby relieved of any liability for personal property left on the premises. The SCHOOL OF MINISTRY assumes no liability for injuries, loss, or damage, including death due to STUDENT use of facilities included, but not limited to: kitchens, recreational equipment, elevator, etc. The SCHOOL OF MINISTRY shall not be held responsible or liable for the STUDENT accommodation if an assigned room is rendered uninhabitable due to circumstances beyond the reasonable control of the SCHOOL OF MINISTRY, including, but not limited to "Acts of God"; e.g. flood, earthquake, and unusual weather conditions.



