



Housing and Meal Plan Contract
Academic Year 2026-2027

This is a legally binding Contract between you and the University of Denver (the “University”). Please read all provisions of this Contract carefully. With your signature, you agree to purchase University Housing and your selected residential meal plan for the 2026-2027 Academic Year under the terms of this Contract, including an agreement to this Contract’s financial obligations for the full Contract term. This Contract is not a lease, the University is not required to pursue an eviction process prior to termination of University housing, and the student does not have the legal rights of a lessee.

Please contact us if you need this Contract in any other format:

Housing & Residential Education (“HRE”)

Phone: (303) 871-2246

E-mail: hre@du.edu

Website: <https://studentaffairs.du.edu/housing>

I. Student Eligibility.

- A. **Minimum Requirements.** Only full-time degree-seeking students (12 credits for undergraduates; 8 credits for graduate students) enrolled at the University are eligible for University-owned or operated housing (“University Housing”). Students are also not eligible for University Housing if: (1) they are enrolled in a fully online program without a systematic on-campus component, (2) they are a full-time employee of the University, or (3) HRE determines in its sole discretion that the student is not eligible for academic or disciplinary reasons.
- B. **Two-Year Live-On Requirement.** Subject to availability, all undergraduate students must reside in University housing and subscribe to a residential meal plan for the first two years they attend the University.
 1. **Exemption.** Before executing this Contract to avoid the cancellation fee and/or being charged any other housing or meal plan fees, students may request an exemption from the live-on requirement for one or more of the following reasons:



- a) Student will be living during the academic year at their parent/legal guardian's permanent residence within a twenty-five (25) mile driving distance of campus;
 - b) Student is legally married or in a legally recognized civil union;
 - c) Student is 21 years of age or older before University Housing opens for the academic year;
 - d) Student resides with their dependent children; or
 - e) Student is a transfer student who lived for two years in housing affiliated with the institution of higher education that they previously attended.
2. **Exemption Process.** Students seeking an Exemption must complete the appropriate Live-On Exemption form in the Housing Portal and provide documentation to support their reason for exemption. HRE will notify Student if they have been approved for an Exemption. The exemption applies only to the Term of this Contract, and Student must request an exemption for each year of the two-year live-on requirement.
3. **Exemption Prior to Housing Contract.** Students who have already executed this Contract are unable to request an Exemption. Student may request Contract Breakage after executing this Contract, however, meeting the requirements for Exemption above does not qualify Student for Contract Breakage.

C. **Students Not Subject to the Live-On Requirement.** Graduate students and undergraduate students who are not required to live on campus are also eligible for University Housing if they meet the Minimum Requirements above. However, when space is limited, the University prioritizes granting housing assignments to students fulfilling the Two-Year Live-On Requirement.

II. Term

- A. **Contract Term.** The University operates on a quarter system. This Contract covers the 2026-2027 Academic Year consisting of the Fall 2026, Winter 2026, Spring 2026 quarters, as listed in the Academic Year Calendar published by the Office of the Registrar.



B. This Contract does not apply to housing for the Summer Session or Winter Break.

III. University Housing Assignment

A. Steps to Receive a Housing Assignment. Before HRE will assign Student a Housing Assignment, the Student must: (1) sign and submit this Contract; (2) complete and submit a Housing Application; and (3) pay any applicable charges and deposits.

B. Housing Assignment. Upon acceptance of the Student's Housing Application by HRE, HRE will grant the Student a revocable license to occupy the assigned residential space listed in the housing placement notification.

C. No Guarantee of Housing Assignment. HRE offers Housing Assignments according to availability and capacity. The University cannot guarantee students will be assigned a Housing Assignment, including those students subject to the live-on requirement.

D. Priority. HRE has the sole discretion to place Student within any available University Housing, and priority for a housing placement does not require HRE to meet the student's requested roommate, building choice, room, or occupancy.

E. No Re-Assignment. Student may not transfer their Housing Assignment, and only the student to whom the Housing Assignment was issued may occupy the assigned residential space.

F. Fraternity and Sorority Life (FSL) Housing. Students other than first-year students at the University may also be eligible to live in FSL Housing with members of the same organization instead of the usual Housing Assignment. To be eligible, (1) the Fraternity or Sorority must be on HRE's approved list, (2) Student must be in good standing with the University, and (3) Student must be a registered member of the Fraternity or Sorority with the Office of Student Engagement. Student must notify HRE and complete any exemption process to live in FSL Housing by the deadline listed on HRE's Fraternity & Sorority Housing website.



IV. Change in University Housing Assignment

- A. University-Initiated Changes. HRE reserves the right to make changes to Student's Housing Assignment at any time, for any length of time, and to any location, as it determines reasonably appropriate. For reassignments for the duration of this Contract, HRE will provide notice of the change at least 48 hours in advance.
- B. Student-Initiated Changes. Once Student has received keys or DU ID card access to their assigned residential space, the Student may only request a reassignment through HRE's room change request process as set forth in the Housing Portal. HRE retains sole discretion to grant or deny any change in Housing Assignment. University may also refuse reassignment before the Friday of the third week of classes of each quarter.
- C. Unapproved Student-Initiated Changes. Student may not otherwise change their Housing Assignment or swap Housing Assignments with another student without written approval of HRE. Unapproved Housing Assignment changes may subject Student to additional fees and/or referral to the Office of Student Rights & Responsibilities.

V. Occupancy

- A. Available Period of Occupancy. HRE will determine when the Student may occupy their assigned residential space for each academic quarter, including move-in dates, the dates of any Breaks, the dates Student may return after Breaks, and move-out dates. Dates will be published on HRE's [Important Dates](#) website.
- B. Breaks. When University Housing is closed (such as during Winter Break), Student is not permitted to occupy their assigned residential space unless HRE has approved the Student to remain in University Housing and Student has paid any additional charges (such as the Winter Break housing fee).
- C. Changes to Occupancy Dates. HRE retains sole discretion to modify the Available Period of Occupancy, including for any reason the University deems necessary for health and safety reasons. HRE will notify Student of any modifications as promptly as is feasible under the circumstances.



D. No Shows. Student's Housing Assignment will be held until 12:00pm MT on the second day of classes for the quarter. Absent written approval by HRE, Students who fail to check in by this deadline: (1) may lose their Housing Assignment at HRE's sole discretion; (2) and otherwise remain subject to the obligations of this Contract, including any charges for room or meal plan under this Contract. HRE may also require a no-show Student subject to the live-on requirement to complete the two-year requirement in future years.

VI. Residential Meal Plans

A. Two-Year Live-On Requirement. Students subject to the live-on requirement must select and subscribe to a residential meal plan. Students subject to this requirement may only cancel their meal plan as set forth in the termination provisions of this Contract.

B. Breaks. The University does not provide meal service during any break periods or during the Summer session.

C. Carry-Over. The University carries over unused meal plan cash each quarter within the Term of this Contract, but the University will not refund charges for unused meals/meal plans at the end of the Term of this Contract.

D. Modification. Students may increase their meal plan blocks by submitting a Meal Plan Request in the Housing Portal. Students may decrease their meal plan blocks prior to the first Thursday of the quarter by submitting a meal plan request in the Housing Portal. Students not subject to the live-on requirement who elect to have a residential meal plan may only cancel their plan through the Housing Portal prior to the first Thursday of the quarter, or as otherwise specified on the HRE website.

E. Withdrawal. The University will cancel a meal plan for a student who officially withdraws from the University prior to week six (6) of the quarter, effective on the date the student files the withdrawal documentation or vacates their assigned residential space, whichever occurs last.

F. Effect of Cancellation. For any approved meal plan cancelations, the University will remove the meal plan and charge the student on a pro-



rated basis through the effective date of the cancelation. The University will not provide a refund for unused meals or meal plan cash charges incurred prior to the effective date of the cancelation.

VII. Student Financial Obligations

- A. Student's Responsibility. Student's occupancy of University Housing is subject to Student's responsibility to pay all applicable charges, deposits, and fees.
- B. Deposit. For all incoming undergraduate first year and transfer students, the University charges a nonrefundable housing deposit as part of the enrollment deposit paid when the student accepts an offer of admission to the University. The University will apply such deposit towards room charges for the first quarter of this Contract.
- C. Room & Meal Charges. Each quarter, the University will charge Student the applicable housing rate for their Housing Assignment and residential meal plan. Rates are published on the [Room & Meal Plan Rates](#) page of HRE's website. The University bills these charges to the Student's my4D account, and the charges are payable according to deadlines established by the Office of Student Billing. Charges are billed at the start of each academic quarter, regardless of the Student's dates of occupancy.
- D. Rate Changes. The University reserves the right to adjust rates at any time during the Term with at least thirty (30) days written notice to Student.
- E. Refunds. Except as provided in the termination provision of this Contract, the University is not required to refund amounts paid under this Contract. Disruptions that do not result in the termination of this Contract, including but not limited to temporary or permanent reassignment; facility, utility, or service disruptions; pest removal; or renovations/construction, shall not result in the reimbursement or reduction in charges.

VIII. Requesting Accommodations

- A. Accommodation Request. Students with disabilities may request reasonable modifications or accommodations to any of the



requirements of this Contract or for any housing/living needs, such as an emotional support animal.

B. **Process**. Requests for modifications or accommodations must be submitted to [Student Disability Services](#) (“SDS”). HRE does not review student medical documentation or approve eligibility for housing accommodations.

1. **Priority Deadline**. To best accommodate all Students, the University strongly encourages Students to submit any requests to SDS promptly and prior to the Priority Deadline for the Housing Application & Accommodation Requests listed on [HRE's website](#).
2. **SDS Interactive Process**. SDS will evaluate a Student's request to determine eligibility for reasonable modifications or accommodations. Among other things, SDS may request a Student's supporting medical documentation prior to approving an accommodation.
3. **Implementation**. Following SDS's determination of eligibility, HRE implements reasonable housing accommodations approved by SDS. If HRE does not have capacity or availability to implement an SDS-approved reasonable housing accommodation, HRE may, at its discretion, release the Student from this Contract or place the student on a waitlist until a housing placement with that reasonable accommodation becomes available. Room rates for a waitlisted housing placement will not be applied until the student moves to a space that meets their housing accommodation. Students who receive a release from their housing and/or residential meal plan requirements as an approved housing accommodation through SDS will incur pro-rated charges from the start of the term of this Contract through the date Student checks out of University Housing or the date of approval of the cancellation of housing and the meal plan, whichever date is later.

IX. Student's Conduct and Responsibilities

A. **Expectations of Residents**. As a condition of living in University Housing, Student agrees to comply with the policies set forth in the Guide to Residence Living (available on [HRE's Guide to Residence](#)



[Living webpage](#)) and the [Honor Code](#), all applicable local, state, and federal laws, and applicable public health orders and guidance. Failure to comply may result in Student losing privileges with respect to housing or dining and/or disciplinary removal from University Housing.

- B. **Alterations.** Student shall not make any alterations or changes to their assigned residential space or any other space within University Housing. This includes, without limitation, painting walls or furniture or removing/disassembling furniture. The University will not move or store furniture.
- C. **Repairs.** Student is not permitted to make their own repairs within their assigned residential space. Student must submit any work requests for repairs or broken items through the [Facilities Management and Planning website](#).
- D. **Damages.** Student shall be financially responsible for all damages incurred by themselves or their guests, including any repair costs. Damages or service costs resulting from actions or omissions by Student or Student's guests may include, but are not limited to: fire damage; water damage; damaged and/or missing furniture; lost property; changes to locks or keys; and other service costs. Student agrees to pay for any damages to their assigned residential space and group damage charges for damage to the building, as set forth in the Guide to Residence Living.
- E. **Roommate Disputes.** If an incident between roommates occurs, the University reserves the right in its sole discretion to remove or reassign either or both student(s) from the assigned residential space.
- F. **Room Access.** The University reserves the right to enter Student's assigned residential space without notice for purposes of inspecting the premises when an authorized agent of the University has reasonable belief that (1) entry is necessary to investigate a concern about the health, safety, and/or welfare of the University community; (2) a suspected violation of the Honor Code, University policy, or a crime; (3) cleaning, maintenance, repair, assessment of damages, or related inspection; (4) verification that closing procedures were completed for breaks; (5) verification that residential space is occupied by resident or ready for a new resident; (6) to investigate concerns that University



property is being or has been damaged. The University may also enter the Student's assigned residential space with notice for the purposes of inspecting the premises.

G. **Student Removal.** The University may immediately suspend or remove Student from University Housing if, in the University determines in its sole discretion that the (1) Student's continued occupancy poses a substantial risk of harm to the health, safety, and/or welfare of others; or (2) Student's continued occupancy unduly interrupts University operations. When making this determination, the University may consider a Student's behavior or criminal activity. If the University suspends or removes the Student, the University will not refund any applicable charges under this Contract.

X. Student Property.

A. **Insurance.** University is not responsible for loss or damage to Student's personal belongings, regardless of the cause. University strongly recommends that Student purchase renters insurance through a private insurance carrier licensed by the State of Colorado and review their current homeowner's policy to determine applicable coverage.

B. **Abandoned Property.** Student's personal property that is left behind following the termination or expiration of this Contract or after Student vacates their assigned residential space (whether Student has observed the required checkout process) may be deemed abandoned property. University may remove and dispose of such property through sale, donation, or other means at the University's discretion. University may charge Student a fee for any removal or disposal.

XI. University-Initiated Termination

A. **University-Initiated Student Conduct Related Termination.** This Contract, including the license being granted, may be immediately suspended or terminated by the University at its sole discretion if (1) Student violates any term or condition of this Contract; (2) Student violates any applicable University policy; (3) Student no longer meets the eligibility requirements for University Housing; (4) termination is



necessary to protect the health, safety, and/or welfare of Student or other members of the University Community.

- B. University-Initiated Terminations Unrelated to Student Conduct. This Contract, including the license being granted, may be immediately suspended or terminated by the University to address or respond to extenuating circumstances that are beyond the reasonable control of the parties that affect the performance of this Contract. Such circumstances include, without limitation, a declared local, state, or national emergency, fire, flood, hurricane, tornado, pandemic, earthquake, other natural disaster, war, invasion, terrorist attack, rebellion, insurrection, or limitation on operation created by government order.
- C. Effect of University-Initiated Termination. If the University terminates this Contract, the Student must remove all belongings and complete the checkout process specified by HRE by the date set forth in the housing cancelation notice.

XII. Student-Initiated Termination (“Contract Breakage”)

- A. General. Student may terminate this Contract (“Contract Breakage”) pursuant to this section, and only for the reasons specified below.
 - 1. Contract Breakage. As described in more detail below, the reasons for Contract Breakage are (a) pre-check-in Contract Breakage for students not subject to the live-on requirement; (b) Contract Breakage for a Significant Unanticipated Change in Circumstances; or (c) Contract Breakage for withdrawal, graduation, a medical leave of absence, or participation in a study-broad program through the University.
 - 2. Process. Student must request Contract Breakage by submitting a Contract Breakage Form through the Housing Portal.
 - 3. Effect of Contract Breakage. If the University approves a Student’s Contract Breakage, Student will be responsible for paying the applicable fee, any assessed damages, and a pro-rated meal and room charge through the approved Contract Breakage date or check-out date, whichever is later. If the Student has previously moved-in, Student must complete the



check-out process specified by HRE within 48 hours of notification of Contract Breakage approval. The Student's license to occupy the assigned residential space will be terminated, and Student will be relieved of future room and meal plan charges after the Contract Breakage date or check-out date, whichever is later.

4. **Vacating prior to Contract Breakage.** Students who vacate their assigned residential space prior to the University approving Contract Breakage will remain subject to all room and meal plan charges for the Term.
- B. **Students Not Subject to the Live-on Requirement.** In exchange for a \$200 cancelation fee, Students not subject to the live on requirement are eligible for Contract Breakage when the form is submitted to HRE (1) prior to June 30, 2026; (2) within five business days of executing this Contract; or (3) within five Business Days of receipt of the Housing Assignment from HRE.
 1. Students subject to the live-on requirement are not eligible for this type of Contract Breakage.
 2. “Business Days” means any weekday, Monday through Friday, when the University is open, regardless of whether classes are in session.

Contract Breakage – Student Not Subject to Live-on Requirement

Contract Breakage Form Submitted	Student Financial Responsibility
Prior to June 30, 2026	<ul style="list-style-type: none">• \$200 Cancelation Fee
After June 30, 2026 and within Five (5) Business Days of the execution of this Contract	<ul style="list-style-type: none">• \$200 Cancelation Fee
After June 30, 2026 and within Five (5) Business Days of receipt of Housing Assignment	<ul style="list-style-type: none">• \$200 Cancelation Fee

- C. **All Students – Significant Unanticipated Change in Circumstances.** At any time after executing this Contract, Student may submit a Contract Breakage Form to request Contract Breakage for a Significant Unanticipated Change in Circumstances.
 1. “Significant Unanticipated Change in Circumstances” refers to a situation beyond the Student’s control that occurred after the



Student executed this Contract and inhibits the Student's continued enrollment or ability to reside at the University. Circumstances that could have qualified Student for Exemption typically do not provide a basis for this type of Contract Breakage.

2. The Student is responsible for completing the Contract Breakage Request Form and providing adequate supporting documentation to show that there is a Significant Unanticipated Change in Circumstances.
3. The University will determine in its sole discretion whether Student's situation is a Significant Unanticipated Change in Circumstances warranting Contract Breakage. Student will continue to be subject to this Contract, absent a written decision by the University.
4. Upon approval for Contract Breakage for a Significant Unanticipated Change in Circumstances, the University may require a \$200 Cancelation Fee and \$1,000 Contract Breakage Fee.

Contract Breakage – All Students

Approved Reason	Student Financial Responsibility
Approved Significant Unanticipated Change in Circumstances	<ul style="list-style-type: none">• \$200 Cancelation Fee;• \$1,000 Breakage Fee;• Pro-rated Room and Meal Plan Charges through Student's Approved Contract Breakage date; and,• Assessed Damages (if any)
Graduation; Official Withdrawal from University; Official Medical Leave of Absence; or Study-Abroad;	<ul style="list-style-type: none">• Pro-rated Room and Meal Plan Charges through Student's Approved Contract Breakage date; and,• Assessed Damages (if any)

D. All Students – Departure from University Housing. Students are eligible for Contract Breakage if they submit a Contract Breakage Form with sufficient supporting documentation of the following events: (1) Graduation from the University; (2) Official Withdrawal from the University; (3) Official medical leave of absence; or (4) participation in a



University study abroad program through the Office of International Education.

1. University will determine in its sole discretion whether Student's supporting documentation demonstrates eligibility for this type of Contract Breakage. Upon approval by the University, Student will be responsible for any assessed damages and any pro-rated room and meal plan charges through the approved Contract Breakage date.
2. To the extent Student remains subject to the Live-on Requirement, Student must submit a new Housing Application and execute a new housing contract for the academic year in which they return to the University.

XIII. General Provisions.

- A. **Notice.** University will send any notices and student account information to Student's University-issued email account ("DU email"). Student is responsible for regularly checking their DU email during the Term of this Contract, and Student's failure to check their DU email is not grounds to appeal any of the Student's obligations under this Contract. The date of notice is the date the email is sent by the University through DU email.
- B. **No Assignment.** Student shall not assign or transfer any rights under this Contract to another party.
- C. **Entire Agreement.** The parties agree that this Contract supersedes any prior written or oral agreements or communications. This Contract is the entire, final, and complete, and fully integrated agreement between the parties with respect to matters set forth in the Contract.
- D. **Digital Signature.** Student, and their parent or legal guardian if Student is a minor, will sign and execute this Contract in digital format through submission on the DU Housing Portal. This Contract will be effective on Student's date of submission.

The University of Denver prohibits discrimination and does not discriminate on the basis of race, color, national origin (including shared ancestry or ethnic



characteristics), ancestry, age, religion, creed, disability, sex (including sex stereotypes, sex characteristics, sexual orientation, gender identity, and gender expression), marital, family, or parental status, pregnancy or related condition, genetic information, military enlistment, or veteran status, and any other class of individuals protected from discrimination under federal, state, or local law, regulation, or ordinance (each a Protected Status) in any of the University's educational programs and activities, and in employment (including application for employment) and admissions (including application for admission), as required by Title IX of the Education Amendments of 1972; the Americans with Disabilities Act; Section 504 of the Rehabilitation Act of 1973; Title VI and VII of the Civil Rights Act of 1964; the Age Discrimination Act of 1975; the Age Discrimination in Employment Act of 1967; the Equal Pay Act; the Colorado Equal Pay for Equal Work Act; the Colorado Protecting Opportunities and Workers' Rights ("POWR") Act; and any other federal, state, and local laws, regulations, or ordinances that prohibit discrimination, harassment, and/or retaliation. Individuals may refer any concerns about allegations of discrimination to the University of Denver, Office of Civil Rights and Equal Opportunity, Driscoll Commons, Suite 30, 2050 E. Evans Ave., Denver, CO 80208, (303) 871-7016 or titleix@du.edu or to the U.S. Department of Education, Office for Civil Rights, 1244 Speer Blvd., Suite 310, Denver, CO 80204.

All questions concerning this Contract should be directed only to housingassignments@du.edu or 1-303-871-2246. Other staff members, including but not limited to professional residence hall staff and student staff, are not authorized to interpret this Contract and/or to bind the University regarding any modifications to this Contract. Other staff members, including but not limited to professional residence hall staff and student staff, are not authorized to interpret this Contract and/or to bind the University regarding any modifications to this Contract.