

# Oregon State University - Cascades | Residential Education and Housing

## Housing and Dining Contract 2026-2027

Final version posted January 27, 2026

**Introduction: Please read this Contract carefully. It is a legally binding Contract and contains important information.**

1. Make sure you have all your questions answered before you sign and submit the Contract. Failure to review or fully understand this Contract is not a viable justification for your responsibility to comply with all Terms and Conditions of the Contract.
2. This Contract may not be altered in any way without written agreement from the OSU-Cascades Associate Dean for Student Life or designee.
3. If you have any doubt about the meaning of any specific provisions of the Contract, or require an alternative format, please contact the REH Office (541) 322-3177, or via [email](#).
4. REH uses email as the primary method of communication. Once a student applies for housing, the email address used for all REH correspondence will be the student's OSU Network ID (ONID), which is the official Oregon State email account. Students are responsible for frequently checking their Oregon State email account. REH is not responsible for email messages that are not received by the student.

### Statement of Understanding

By electronically signing and submitting this Contract, I confirm that I have read, understand and agree to the terms of the Housing and Dining Contract. I further agree to familiarize myself and comply with all University policies and procedures outlined in the [Student Policy Information Guide](#).

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## Terms and Conditions

### 1. General Conditions:

- a. Resident Eligibility is subject to the terms and conditions noted within this Contract as well as all current rates, regulations, procedures and responsibilities that apply to individual residents, including but not limited to those within the OSU-Cascades undergraduate and graduate catalogs and OSU Standards and Policies applicable to students including the [Code of Student Conduct](#), Student Handbooks, and the [REH Student Policy and Information Guide](#). If there is any conflict between the documents listed above, defer to the Terms and Conditions of this Contract.
- b. This Contract is personal to the Resident ("student") and is not transferable. If a parent or guardian has signed this Contract in addition to the Resident, the Contract is binding on both parties.
- c. If you have ever been convicted of a felony or any crime involving drugs, alcohol or a weapon, or if you are required to register as a sex offender, you must disclose the conviction by submitting a [Self-Disclosure Form](#) as part of the application process to live in REH facilities. Your failure to provide complete, accurate and truthful information will be grounds to revoke or deny your application. Your disclosure will not necessarily preclude your application from being accepted. OSU will review the circumstances of the conviction and determine whether your application to live in REH facilities will be accepted.
- d. This Contract may be signed electronically by the Resident if they are 18 years of age or older without a parent/guardian co-signature. If a Resident is under 18 years of age, a parent/guardian co-signature is required.
- e. All residential Contracts include a Room and Dining Plan package. There is no room-only option. A Resident who does not indicate a room and/or dining plan type when completing the online application will be assigned based on space availability and will be defaulted into [Dining Plan #2](#).
- f. OSU, in compliance with applicable state and federal laws and regulations, does not discriminate on the basis of age, color, disability, gender identity or expression, marital status, national origin, race, religion, sexual orientation, or veteran status in any of its policies, procedures, or practices.
- g. Applicants and Residents have the right to request reasonable accommodations or modifications. Requests for accommodations can be made by applying for services with [Disability Access Services \(DAS\)](#).
- h. By entering into this Contract, you agree that REH may use and/or release your OSU ID photo, for housing and dining purposes, or to any person determined to have a legitimate need for that photo including, without limitation, the verification of your identity.
- i. For purposes of this Contract, the terms OSU and University refer generally to Oregon State University. The term OSU-Cascades refers specifically to the OSU-Cascades location.

### 2. Eligibility: To be eligible for residence in on-campus housing, individuals must be admitted to and enrolled at OSU-Cascades and actively pursuing a degree, a University-affiliated program, or dually admitted to and enrolled in a community college that is part of the Degree Partnership Program (DPP) with OSU-Cascades.

- a. The Resident shall be deemed in breach of this Contract if they are no longer registered for classes at OSU-Cascades or at a DPP institution if the Resident is dually enrolled.
- b. OSU-Cascades has a Live-on Requirement for all first-year incoming students who graduated from high school less than one calendar year before the term they start classes as part of the [First Year Experience \(FYE\)](#).
- c. REH reserves the right to deny housing:
  - i. To any resident who has violated the terms of this or previous REH Contracts
  - ii. To any student who has been sanctioned under the [Code of Student Conduct](#) depending upon the severity of the conduct and circumstances
  - iii. To any student who has been documented for extreme or frequent disruption to an OSU Community
  - iv. To any student with a current delinquent account for a housing-related charge or received regular notices regarding delinquent account for housing-related charge(s).

### 3. Term: The term of this Contract begins upon signature and lasts through 12 p.m. on Saturday, June 12, 2027 (hereafter, the "Contract Term").

- a. The term of Occupancy under this Contract is for the entire 2026-2027 academic year. It begins at 8 a.m. on Sunday, September 20, 2026 for Fall Term (Sunday, January 3, 2027 for Winter Term; Sunday, March 28, 2027 for Spring Term), or upon Occupancy (as defined in Section 5), whichever occurs first, through 5 p.m. on Friday, June 11, 2027 or 24 hours

after the Resident completes finals, whichever is earlier. Written authorization from the Associate Director for Housing Operations or designee is required for any other occupancy arrangement.

- b. Students requesting to arrive prior to their authorized term of Occupancy due to participation in an approved OSU program must be pre-approved by designated REH Operations staff and pay applicable early arrival fees available on the [REH website](#).
- c. Students requesting to depart after the end of the authorized term of Occupancy must be pre-approved by designated REH Operations staff and pay applicable late stay fees available on the [REH website](#).
- d. Fee billing periods:
  - i. Fall Term: Sunday, September 20, 2026 through Friday, December 11, 2026.
  - ii. Winter term: Sunday, January 3, 2027, through Friday, March 19, 2027.
  - iii. Spring term: Sunday, March 28, 2027 through Friday, June 11, 2027.
  - iv. Break periods are defined in Section 13.a. and are included in the Academic Year Contract. Residents are only charged for break occupancy for cancelled Contracts with a move-out after the Fee Billing Period.

#### 4. Assignment of Space:

- a. This Contract is for an assigned space in a residence hall and not for a specific room or bed. This Contract is not a lease agreement.
- b. REH accommodates resident housing preferences when possible but does not guarantee assignments based on preferences.
- c. The Resident is required to pay the published or officially announced rate for the space that is assigned. Specific rate information is available on the [REH website](#).
- d. The University reserves the right to reassign Residents to another room or residence, or change the occupancy configuration of a room, at any time during the Contract Term. Examples of circumstances requiring reassignments include, but are not limited to: consolidating space, conserving energy, protecting the welfare of residents, closing part or all of a residence hall, utilizing an ADA designated space for an ADA room accommodation, or other maintenance, economic, behavioral or safety reasons.
- e. Failure to receive an assignment notification by email does not cancel the Contract. Assignment to a residence hall is contingent upon the University's final acceptance of the individual's admission as a student and on the availability of space.
- f. Assignments may be based on previous behavior or conduct issues.
- g. Subject to availability, late applicants may be assigned a temporary room space until a permanent room is available. Furnishings may vary for facilities that are used for temporary housing. When assigned to a permanent room, residents agree to complete the room change within the timeframe provided; REH will provide at least 48 hours of required move date.
- h. Acceptance of this Contract by REH does not confirm admission to the University.
- i. The University reserves the right to refuse any application to live in University residence halls.
- j. Animals are not permitted in residence halls, except as authorized under the [OSU Service & Assistance Animal Policy](#), and fish as delineated in the [REH Policy Guide](#).

- 5. **Occupancy:** Occupancy means that the Resident has received access for a specified room or has moved personal belongings into their assigned room (whichever occurs first). Occupancy status does not require the actual physical presence of the Resident or their belongings. The Resident will be assessed charges for the entire Contract Term.

- 6. **Cancellation of Contract by Resident prior to Occupancy:** All Contract cancellations must be submitted through the [REH myHousing portal](#) or in writing, from the Resident, or [emailed](#) from the Resident's ONID account in order to be effective unless otherwise permitted as posted on the REH website. A Resident understands and acknowledges that a Cancellation Fee, described in Sections 6 and 7, will be assessed based on the Contract cancellation date.

- a. **Fall Term Only:** Residents who are contracted for REH housing for 2026-2027 have until May 31, 2026 at 11:59 p.m. to cancel their Contract without incurring a Cancellation Fee. Failure to cancel the Contract in the form required by the cancellation deadline will result in a Cancellation Fee, which will be applied to the Resident's University Account. Since it is impractical and extremely difficult to ascertain the amount of actual damages, the Cancellation Fee represents a reasonable endeavor by the University to estimate fair average compensation for its **losses** from Resident cancellations. The Resident understands and agrees to the Cancellation Fees as follows for Residents who cancel prior to taking Occupancy:
  - i. June 1 – 30, 2026: \$500
  - ii. July 1 – 31, 2026: \$750
  - iii. August 1 – 31, 2026: \$1000
  - iv. September 1 – December 15, 2026: \$1500
- b. **New Winter Term Applicants** (subject to approval of a live-on exemption when applicable – see Section 6.e.iii): Students who apply to live on campus beginning Winter Term will have until Sunday, December 13, 2026 to cancel their Contract without a Cancellation Fee. After this date, they will be charged a \$1000 Cancellation Fee to cancel their Contract pre-Occupancy.
- c. **New Spring Term Applicants** (subject to approval of a live-on exemption when applicable – see Section 6.e.iii): Students who apply to live on campus beginning Spring Term will have until Sunday, March 14, 2027 to cancel their Contract without a Cancellation Fee. After this date, they will be charged a \$500 Cancellation Fee to cancel their Contract pre-Occupancy.
- d. **Student is No Longer Enrolled or Cancelling Their Enrollment with OSU-Cascades:**
  - i. E.g. students who are no longer enrolled or are planning to cancel their enrollment at the OSU-Cascades campus. Reasons for cancellation may include but are not limited to: being called to active military duty, transferring to another institution of higher education, withdrawing from the University, or graduating from the University.
  - ii. Students in this category will not be assessed a Cancellation Fee. Relevant supporting documentation may be required. Students whose cancellation reason cannot be verified may be charged a Cancellation Fee.
  - iii. Students in this category who do not cancel this Contract prior to the first day of the Contract will be charged a No-Show Fee of \$450 in addition to the \$50 contract fee noted in Section 10.e.

- e. **Student is Enrolling and Bound to First Year Experience Live-on Requirement:**
  - i. As defined by the [First Year Experience Live-on Requirement Policy](#), these students are generally first-year students who enroll at OSU-Cascades within one year of high school graduation regardless of class standing.
  - ii. Students who choose to seek an exemption from the live-on requirement prior to Occupancy must follow the request process outlined by REH. If a student receives an approved exemption prior to occupancy, they will not be charged a Cancellation Fee. Students who receive an approved exemption after Occupancy are subject to the Cancellation Fee that is noted in Section 7.
  - iii. Any student who is bound to the First Year Experience Live-on Requirement and cancels their Contract for a non-approved exemption reason may be found not in compliance with this University policy. As such, a student may be subject to conduct action for not complying with a University policy and subject to the Cancellation Fee that is noted in Section 7.
- f. **Student is Enrolling and Not Bound to First Year Experience Live-on Requirement:**
  - i. Students who have graduated from high school more than 12 months prior to beginning classes at OSU-Cascades are not bound to the OSU-Cascades First Year Experience Live-on Requirement. This includes but is not limited to: students returning to REH for another academic year, most incoming transfer students, and graduate students.
  - ii. Reason for cancellation may include, but is not limited to, moving off campus to an apartment or house. Assuming a student continues to be enrolled at OSU-Cascades, see Section 6.a above for Cancellation Fee.
- g. **Mid-Term Applicants:** Students who apply to live on campus with a requested start date later than the defined Term of Occupancy have 14 days from the date of their application to cancel their Contract, pre-occupancy. For students who cancel within this 14-day period, a cancellation fee of \$200 will apply. After the 14-day period, cancellations will incur a fee equal to the New Applicant fee for the next full term. Cancellation fees apply even if a room assignment has not been made.
- h. **Deferrals:**
  - i. Students applying for Fall or Winter term may defer their application to the following term as an alternative to Cancellation and Cancellation Fees. All deferral requests must be submitted through the [REH myHousing portal](#) or in writing, from the Resident, or [emailed](#) from the Resident's ONID account and must be received prior to the start of the Contract.
  - ii. Students who defer their Contract and later cancel will be charged a Cancellation Fee according to the date of their original deferral request.

**7. Cancellation of Contract by Resident Post-Occupancy:** If a Resident would like to move out of the residence halls post-Occupancy prior to the end of the Contract Term, they must cancel their Contract, which has associated fees. To cancel, the Resident must complete all the steps outlined on the REH website regarding [moving out before the end of the academic year](#). A daily room rate used for pro-rated refunds and charges is based on 76 billable days per term. Please see Section 17 below for details on what happens to the dining plan after a Resident cancels their Contract. Move out expectations are defined in Section 16.

**a. Resident is Continuing Enrollment at OSU-Cascades:**

- i. Residents who check out and continue their enrollment at OSU-Cascades will be charged a Cancellation Fee and refunded for the remaining days of the current academic term (there are 76 billable days per term) according to the schedule below. Account adjustments will be assessed based on completion of the cancellation and checkout process, whichever is later. First-year live-on-required students, described in Section 8, who are continuing enrollment as OSU-Cascades are not eligible to cancel their Contract.

**Cancellation Schedule:**

Start of Contract through Saturday, September 26, 2026
\$1500 Cancellation Fee
Full refund of Fall Term Housing charges
Sunday, September 27, 2026 through Saturday, November 28, 2026
\$1500 Cancellation Fee
Prorated housing refund for remaining days in term
Sunday, November 29, 2026 through Saturday, December 12, 2026
\$1000 Cancellation Fee
Not eligible for prorated housing refund
Sunday, December 13, 2026 through Saturday, January 2, 2027
\$1000 Cancellation Fee
Not eligible for prorated housing refund
Additional daily break occupancy charge starting Sunday, December 13, 2026
Sunday, January 3, 2027 through Saturday, March 7, 2027
\$1000 Cancellation Fee
Prorated housing refund for remaining days in term
Sunday, March 7, 2027 through Saturday, March 20, 2027
\$500 Cancellation Fee
Not eligible for prorated housing refund
Sunday, March 21, 2027 through Saturday, March 27, 2027
\$500 Cancellation Fee
Not eligible for prorated housing refund
Additional daily break occupancy charge starting Sunday, March 21, 2027
Sunday, March 28, 2027 through Saturday, May 1, 2027
\$500 Cancellation Fee
Prorated housing refund for remaining days in term
Sunday, May 2, 2027 through End of Contract
No Cancellation Fee or housing refunds

- ii. OSU-Cascades may release the Resident from this Contract under limited circumstances upon receipt of a written letter requesting such extraordinary action accompanied by appropriate documentation. Contract releases under this section will not be subject to the Cancellation Fee but Residents will be responsible for pro-rated room and board charges that were incurred from the time they took Occupancy until the cancellation and may or may not include dining plan charges depending on the specific student situation. Contract releases are extraordinary, not automatic, and may be granted, with appropriate supporting documentation, only under one of the following circumstances:

1. The Resident is enrolled in special academic or dual-enrollment programs (such as off-campus research, approved internships, study abroad or other exchange programs) that require them to leave campus, and they have provided REH with written verification of the same from their academic department.
2. If the Resident suffers significant and unforeseeable financial hardships outside the Resident's reasonable control.
3. The Resident has an unforeseen issue they believe merits the need to live off campus. The Resident must provide appropriate documentation to REH specifically outlining their need to live off campus. For medical situations, the Resident should work with Disability Access Services for an accommodation on campus. Otherwise, REH will determine if the information supports the Resident's need to live off campus.
4. The Resident provides proof of marriage, domestic partnership, or parenting.
5. The Resident
  - a. Transfers to another OSU location, or is enrolled in OSU Distance Degree Program, or is solely taking OSU e-Campus courses, and
  - b. Moves more than 50 miles from the OSU-Cascades Campus.

- b. **Resident is Not Continuing Enrollment at OSU-Cascades:** If a Resident moves out and does not continue their enrollment at OSU, they will be credited the remaining days of the term of housing as outlined in the Cancellation Schedule in Section 7.a.i room charges based upon checkout date. No Cancellation Fees will apply. Contract releases are extraordinary, are not automatic, and may be granted, with appropriate supporting documentation, only under one of the following circumstances:
  - i. The Resident is admitted but fails to register for class or cancels registration.
  - ii. The Resident withdraws from the University or is dismissed from the University for academic reasons during this Contract Term, unless withdrawal is the result of a disciplinary violation.
  - iii. The Resident completes their academic program and graduates from OSU.

- 8. **Exemption from Live-on Requirement Process:** OSU-Cascades has a Live-on Requirement for all new first year students as part of the [First Year Experience](#). The University understands that in some instances some students may need to petition for a qualifying exemption. Exemptions to the Live-on Requirement will only be considered after a student completes the request for an exemption through the [REH myHousing portal](#). Exemptions to the live-on requirement are still subject to applicable Cancellation Fees as noted in Section 7 above if sought Post-Occupancy.

9. **Contract Termination (by University):**

- a. REH reserves the right to terminate this Contract for any of the following reasons:
  - i. The Resident has not taken Occupancy of the assigned space by noon on the first day of classes on the first term of the Contract, or within one week of move-in date, unless the REH Office has received written notification prior to the start of the term from the Resident that they will be arriving late. Reassignment of late-arriving Residents (who do not provide written notice) will be made upon their arrival at the University, as space is available.
  - ii. The Resident does not meet Eligibility requirements.
  - iii. The Resident commits serious or repeated student conduct violations or if it is determined that the Resident poses a direct threat to self, other residents or guests, or to residence hall or dining center facilities. In this circumstance, a Resident may be asked to vacate the premises immediately pending a hearing.
  - iv. The Resident is suspended or expelled from the University for disciplinary reasons.
  - v. The Resident owes in excess of the University determined threshold that prevents course registration within the same academic year.
  - vi. The Resident is in breach of any of the terms and conditions of this Contract.
  - vii. Health and safety conditions exist based on the prevalence of a communicable disease that endangers those living in congregate living environments, as determined by the Centers for Disease Control, Oregon Health Authority, Deschutes County Health Department or the University.
- b. Except for terminations under Section 9.a.vii, when a Contract is terminated by REH, the Resident may be charged the Cancellation Fee as described in Sections 6 and 7 above from the time of Contract termination, unless the Resident successfully petitions for Contract release as described in Section 7.b or 7.a.ii, in which case the Resident may be released from the Contract without incurring a Cancellation Fee and may or may not incur dining plan charges. The Resident may have the ability to file a Petition of Financial Appeal (detailed in Section 12 below) to request that any charges incurred from cancelling their Contract be reversed by providing appropriate documentation for their situation.

10. **REH Charges and Payments:**

- a. All rates are subject to the OSU Board of Trustees approval. Residence hall room rates, Dining Plan rates, and fees are subject to change if applications and contracts are submitted prior to the OSU Board of Trustees' annual approval.
- b. Rates are based upon a combination of housing type, room type, and Dining Plan and are available on the [REH website](#). The Resident agrees to pay OSU-Cascades for housing charges as indicated on the current rate sheet, including reasonable costs of collecting a delinquent account, and pay interest charges to any University account after the published due dates, at the rate of 12% per year.
- c. Housing and dining rates will not be prorated if Occupancy occurs, or room changes occur on any day during the first week of a term, or if the Resident vacates on any day during the last two weeks of a term.
- d. Charges for each term are billed to the Resident's University Account. Any refunds will appear as a credit to the University Account and will be applied to outstanding charges before a check or deposit can be issued. Contact the Student Accounts Office at (541) 737-3775 for more information on your account.



- e. All Residents are charged a non-refundable \$50 Contract fee annually when they sign a Contract. This fee covers the cost of processing the Contract and assignment of space
  - f. Charges for policy violations, damages, improper checkouts, and contractual noncompliance above and beyond the Cancellation fee defined in Section 7 will be assessed as detailed on the [REH Common Residence Hall Charges](#) schedule found on the REH website.
  - g. Returning REH Residents who are OSU-Cascades students who contract for the 2026-2027 academic year after having completed a 2025-2026 Contract with REH are eligible for a \$1200 discount on their 2026-2027 academic year room rate. Students who transfer from other institutions, new students, or OSU students who did not reside with REH under an OSU housing contract for the prior full academic year are not eligible for the returning resident discount. The returning resident discount will be applied to the Resident's account once per academic term in the amount of \$400 at the end of the second week of classes. If the Resident moves out of the halls midterm/year and breaks their Contract this discount is forfeited and the Resident will be charged for the full \$400 balance.
  - h. Qualifying out-of-state students in their first year who do not receive Western Undergraduate Exchange (WUE) benefits may be eligible for a \$5000 discount on their 2026-2027 academic year room rate. The out-of-state resident discount will be applied to the Resident's account once per academic term in the amount of \$1666 at the time eligibility is determined. If the Resident moves out of the halls midterm/year and breaks their Contract this discount is forfeited and the Resident will be charged the full \$1666.00 balance.
11. **Residence Hall Activity Fee:** All Residents residing in the University-owned residence hall are eligible to attend activities and programs. A fee is charged each term to finance activities and programs for residence hall Residents. Details can be found on the [REH Common Residence Hall Charges](#) schedule on the REH website.
12. **Dispute of Charges and Cancellation Fees:** Any dispute over housing or dining charges or Cancellation Fees assessed to a Resident's University account pursuant to this Contract must be made in writing by the Resident. Appeal petition forms are available and should be completed on the [REH myHousing portal](#).
- a. Appeals can only be made after a charge has been assessed to the Resident's University Account and must be submitted within 45 days of the date of the invoice for the charges.
  - b. Appeals will be subject to a decision rendered by an OSU-Cascades Financial Appeals Committee.
  - c. Should the Resident disagree with the decision of the Appeals Committee, they may request in writing a review by the Associate Dean for Student Life or their designee within 30 days of the original decision. The Associate Dean's, or designee's, decision is final.
13. **Break Periods:**
- a. Break Periods are defined as Winter Break, beginning at 5 p.m. on Friday, December 11, 2026 through 9 a.m. on Sunday, January 3, 2027, and Spring Break, beginning at 5 p.m. on Friday, March 19, 2027 through 9 a.m. on Sunday, March 28, 2027. Additionally, the period of time from the start of this Contract until the first day of Fall Term classes is considered a Break Period. Summer, the period between the academic year contracts, is not considered a break period.
  - b. Residence halls are open during Winter and Spring Break Periods at no additional charge for Residents maintaining their Contracts through the next academic term. Residents must sign up for break housing to remain on campus for those dates by the Wednesday of finals week prior to the Break Period.
  - c. Residents may leave their belongings in their rooms during Break Periods, as long as their Contract has not been cancelled.
  - d. Only Residents who plan to maintain their Contracts through the next academic term are eligible to stay in the halls over Break Periods.
  - e. Residents remaining in residence over the break must be in good conduct standing with the University.
  - f. During Break Periods, there may be utility or service disruptions to address necessary maintenance, including but not limited to, planned and unplanned furniture refurbishing and renovation projects.
14. **Room Changes:** Room changes are permitted only by written approval from a REH professional staff member.
- a. Room changes are free for the first move and \$75.00 for each additional move thereafter, per academic year.
  - b. Residents with approved room changes must vacate the old room and move into the new room within 48 hours of receiving access to the new room, or they may be charged for an improper checkout, to change the lock for the room, and an increased rate of \$25 per day for the room.
  - c. At the discretion of REH, residents holding two spaces (occupying the old room while not completing the move to the new room) past 48 hours may be subject to the daily room rate charges associated for both spaces.
  - d. Unauthorized room changes will result in an [improper checkout fee](#) and Resident may be required to move back to the original assignment. Residents who make unauthorized room changes will also be charged the room rate for both rooms until either the room change has been approved and the Resident has completed vacating the originally assigned room, or the Resident has moved back to the originally assigned room.
  - e. REH reserves the right to restrict room changes at any time.
15. **Room Vacancies:** If a vacancy occurs in a double, triple, or apartment, the remaining Resident(s) must keep the room clean and ready for another resident to move into the room at any time. Definition of a clean and ready room may be found on the [REH Moving Out Guide](#).
- a. If a space is available in a room, REH may assign a roommate at any time without prior notification to the remaining Residents.
  - b. The room must have at least one set of all the furnishings and space available for a new resident to move in at any time.
  - c. When a Resident leaves for Break Periods, rooms with vacancies must be ready for a roommate.
  - d. Any room determined to not be ready for a roommate at any time, refusal to accept a roommate, or failure to accept reassignment to another room will be interpreted as a failure to comply and deemed a breach of this Contract and the Resident hereby agrees to pay a fee for a higher room rate (a double room billed at the rate of a single or a triple room billed as a double) to compensate the University for its inability to rent the room to another Resident, retroactive to when the previous Resident roommate vacated the room. The Resident also agrees to immediately return the room to a state that is

ready for a roommate. If the room is returned to a state that is deemed ready by REH, the charges will be returned to the original rate from that date forward. Additionally, failure to maintain a room in a state ready to receive a roommate, failure to accept a roommate or failure to accept reassignment to another room may result in conduct action.

- e. Residents agree not to create or maintain an unwelcoming, hostile, or intimidating environment with the intent to drive out a roommate. Violating this agreement will be considered, along with other breaches of this Contract, a disciplinary issue resulting in possible Student Conduct sanctions as well as financial responsibility for Cancellation Fees.
- f. Depending on occupancy needs, REH may offer the opportunity for a resident or residents to buy out any remaining spaces in their room. This will only be offered during academic terms and must be agreed to by all residents remaining within the space to become effective.
- g. If a Resident in a single room requests to add a resident and pay the double room rate, the Resident can seek authorization from REH and request a roommate through the room change process.

#### 16. Moving Out:

- a. Residents will be charged for housing and dining until they have completed the entire move-out process. The completion of the entire move-out process ends with the Resident submitting a [check-out form](#). More information about this process is available on the [REH Moving Out Guide](#).
- b. Each Resident must remove all personal belongings from their room when the Occupancy period ends, or this Contract is terminated. The room must be cleaned prior to move-out being complete. Remaining personal items will be considered abandoned and will be sent to OSU Surplus for public auction or disposal.
- c. All rooms are inspected after the Resident vacates the room and this inspection may result in damage charges, regardless of whether the Resident is present at the time of inspection.
- d. The Resident agrees to pay for keys not returned and to cover the cost of extra custodial service to remove personal belongings or to clean the room after the Resident has vacated. The Resident agrees that the University may determine these charges in its sole discretion and the University will calculate the charges to reasonably compensate for any damages based on its [Common Residence Hall Charges Schedule](#).
- e. Residents who do not intend to live on campus for Winter Term must vacate by 5 p.m. on Friday, December 11, 2026 and Residents who do not intend to live on campus for Spring Term must vacate by 5 p.m. on Friday, March 19, 2027.
- f. Failure to vacate by the time and date required (typically 72 hours after given notice by REH unless approval has been granted for an extension by the Associate Director of Housing Operations) may result in charges calculated to reasonably compensate the University for damage incurred by the delay, which includes the Cancellation Fee for the term that just ended (see Section 7.a) and possibly prorated room and dining charges. The Resident agrees to pay these term charges, which are available on the [REH website](#).
- g. If a Resident withdraws from OSU-Cascades and moves their belongings out, but has not completed the move-out process, REH reserves the right to re-key the room at the Resident's expense and reassign the room to another resident. Failure to complete the move-out process may result in the University determining additional charges to reasonably compensate the University for damages as set forth in the [Common Residence Hall Charges Schedule](#).

#### 17. Dining Plan Policy:

- a. Availability of funds:
  - i. Per-term Dining Dollar amounts are billed to Resident's OSU student account each term.
  - ii. At-register discounts are applied when using Dining Dollars.
  - iii. As long as the Resident has an active Contract in place, Dining Plan balances roll over from term to term (Fall Term to Winter Term, Winter Term to Spring Term)
- b. Changing Dining Plans:
  - i. Residents may change to a higher value Dining Plan starting the first Monday through the last Thursday of each academic term.
  - ii. Residents may change to a lower value Dining Plan the first Monday of each term through Friday at 5 p.m. of week three of each academic term.
  - iii. Dining Plan changes may take as long as 72 hours to be reflected on the Resident's University account.
- c. Rollover:
  - i. Residents are encouraged to spend Dining Plans by the end of the academic year (5 p.m. on Friday, June 11, 2027), however if a student has a positive remaining balance after this date, the funds from the 2026-2027 academic year will be placed in a Rollover Fund accessible to continuing students during the 2027-2028 academic year. Discounts will not be applied to Rollover Funds.
  - ii. REH Rollover Funds from the 2026-2027 academic year must be used by Friday, June 9, 2028 at 5 p.m. Any remaining Rollover Funds after this date are forfeited and will not be refunded.
  - iii. Students who move out of REH facilities during an academic term and remain enrolled at OSU will have any remaining dining dollars converted into a Rollover Fund.
  - iv. If the student withdraws, transfers, or ends their relationship with OSU prior to Saturday, June 10, 2028 the Rollover Funds from the 2026-2027 academic year are forfeited and will not be refunded.
- d. Non-Transferable:
  - i. Dining dollars do not transfer between OSU campuses. Students who transfer from OSU Corvallis to OSU-Cascades or from OSU-Cascades to OSU Corvallis will have their dining plan from the active academic term refunded according to the schedule described in Section 17.e.i. Any Rollover Fund balance will be forfeited.
  - ii. Dining dollars are non-transferable and cannot be transferred to other students.
- e. Cancellation:
  - i. Students who cancel this Contract during an academic term and who are no longer enrolled at OSU-Cascades will receive a dining plan refund based on their check-out date. Dining balance adjustments are based on the current term's balance. Dining funds from previous terms are not eligible for refund. See the dining balance refund schedule for Contract cancellation during a term.

#### Date of Checkout

Cancellations prior to the start of term

#### Percentage of Balance Refunded

100%

Start of Occupancy through Saturday of week 3	85%
Sunday of Week 4 through Saturday of week 6	50%
Sunday of week 7 through Saturday of week 9	25%
On or after Sunday of week 10	0%

- ii. Students who move out of REH facilities during an academic term and remain enrolled at OSU-Cascades will have unused dining dollars transferred to a Rollover Fund.

18. **Injury or Property Loss:** The University is not responsible for loss or damage to personal property or for any injury to Resident or a guest of the Resident in REH facilities due to fire, theft, water, interruption of water, heat, utility problems, or other causes, unless it was solely a result of the University's negligence. Residents are strongly encouraged to carry personal property or renter's insurance. Residents are also strongly encouraged to remove all valuable items from the room during Break Periods. Any claims regarding property loss or injury will be referred to the University Office of Risk Management.
19. **Force Majeure:** REH delay or failure to perform any term or condition of this Contract as a result of force majeure conditions beyond its control such as, but not limited to, war, strikes, fires, flood, governmental restrictions, power failures, acts of nature, epidemics, or damage or destruction, shall not be deemed a breach of this Contract.
20. **Responsibility of Resident for the Facilities:**
  - a. **Care and maintenance of facilities:**
    - i. Each Resident is provided with exterior building access and room and/or suite access through the Resident's OSU student ID card and/or a physical key. The Resident will be held responsible for loss of these items.
    - ii. Each Resident is financially responsible for all facilities, fixtures, and items provided for their use.
    - iii. Any damage associated with a Resident's service or assistance animal may be charged to the Resident.
    - iv. Residents may be charged for cleaning of the room and for any change in the general condition of University property that is not the result of normal wear and tear.
    - v. Condition of the University property will be determined upon final inspection of the room by REH staff.
    - vi. Residents are responsible for reporting any need for repairs in a timely manner. During a maintenance emergency, please contact a REH Service Center or a Residential Education Staff member by phone or in person.
  - b. **Charges for loss or damage:**
    - i. Charges for loss or damage caused by a Resident will be assessed by REH on the Resident's University Account and must be paid promptly. The Resident agrees in advance to the charges listed in the [Common Residence Hall Charges Schedule](#). The Resident further agrees to pay the other charges listed in this section, which the University will calculate to reasonably compensate it for its loss.
    - ii. Charges for the loss of equipment and damage or defacement of any area in common use (such as lounges, recreation rooms, corridors, bathrooms, etc.) will be assessed against the Resident(s) or student government unit.
    - iii. Damages in common areas may be divided and charged to each Resident in the living community.
    - iv. Charges for damage, insufficient cleaning, improper checkout, and lost keys during the Contract period will be billed to the Resident's University Account.
  - c. **Painting, repair, and remodeling restricted:**
    - i. Residents are encouraged to personalize their rooms but are not permitted to paint, repair, or remodel their room or public areas in residence halls without prior written permission from REH. Furniture and mattresses are not to be moved from one room to another. A [service charge](#) will be assessed, and possible disciplinary action may be taken if furniture is moved from other Resident rooms or public areas into a Resident's room.
21. **Health, Safety, and Security:** The Resident agrees to take primary responsibility for their own health, safety and security, and to support the health, safety and security of fellow residents, the buildings, and dining areas. REH will work cooperatively with Residents to promote a safe and secure environment, although absolute safety cannot be guaranteed. The Resident agrees to read and abide by security policies and precautions stated in the REH publication Student Policy and Information Guide, and other applicable OSU health, safety and security publications. If appropriate for public health reasons, REH may require residents to periodically test for COVID-19 or other communicable diseases.
22. **Room Entry:** The Resident agrees that REH may enter, and REH reserves the right to enter rooms with or without notice for reasons including, but not limited to:
  - a. Provision of maintenance and custodial services.
  - b. Preparation of space for a new resident.
  - c. Inspection of room conditions upon vacancy of a Resident, for health and safety reasons during Break Periods
  - d. For sanitation, security, or safety reasons.
  - e. Elimination of nuisances.
  - f. When reasonable cause exists to indicate a violation of established conduct or health and safety standards.
  - g. To prevent abuse or destruction of University property.
23. **Community Standards and Prohibited Items:** The Resident agrees to abide by all OSU and REH policies and community standards, as stated in the REH [Student Policy and Information Guide](#), and in the OSU [Code of Student Conduct](#). Policies addressed include, but are not limited to: prohibited items, alcohol, drugs, smoking, and noise.
24. **Exceptions to Contract Terms and Conditions:** Only the *Associate Dean for Student Life* or their designee are authorized to modify the Terms and Conditions of this Contract, and any modifications must be made in writing to be valid. Resident Assistants (RAs) and Professional Residential Education staff are not authorized to modify these Terms and Conditions.

25. **Applicable Law:** This Contract is governed by and shall be construed in accordance with the laws of the State of Oregon, without regard to any other jurisdiction's conflict of law rules or doctrines. Any claim, action, or suit between OSU and Resident that arises out of or relates to this Contract must be brought and conducted solely and exclusively within the Circuit Court for Benton County, for the State of Oregon.
26. **Severability:** The invalidity, illegality, or enforceability of any provision of this Contract shall not affect the validity, legality, or enforceability of any other provision of this Contract, which shall remain in full force and effect and shall be liberally construed in order to effectuate the purpose and intent of this Contract.
27. **Effect of Signature:** By entering this Contract, the Resident certifies that they have read all the terms and conditions of the REH 2026-2027 Room and Dining Contract and agree to the terms stated therein.

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**RESIDENT COPY  
DO NOT SIGN THIS COPY**

**KEEP FOR YOUR RECORDS**