

Framingham State University

Residence Hall License Agreement for the 2026-2027 Academic Year

Terms and Conditions

1. **TERM:** The term of this Residence Hall License Agreement is for the **full academic year, commencing on or about September 1 and concluding on the published date in May after the conclusion of the final examination period.**

This Agreement is non-transferable and does not include occupancy during Framingham State University's Thanksgiving, Winter and Spring Break vacation periods except as otherwise provided herein. The calendar in the [Framingham State University Guide to Residence Living](#) publication lists vacation dates when the residence halls are closed.

Residents are required to complete the housing application and sign the Residence Hall License Agreement prior to receiving a housing assignment.

Resident students are not guaranteed [parking](#) privileges. All residents are bound by [Framingham State University parking regulations](#).

Housing rules, policies, and/or regulations appearing in the most recent [Framingham State RAM Student Handbook](#) and/or [Guide to Residence Living](#), or as revised and published from time to time by Framingham State are incorporated by reference into this Residence Hall License Agreement as if stated in full herein.

2. **VIOLATIONS OF THE AGREEMENT:** Framingham State, in its sole discretion, will determine if you are in violation of this Agreement. Violations of this Agreement include, but are not limited to: 1) failure to make payment of required charges by announced deadlines; 2) a change in your student status, including academic or disciplinary sanctions; 3) failure to attend classes; 4) failure to retain your student status; 5) failure to comply with Framingham State University policies or state or federal laws; or any violation of the terms and conditions of this Agreement.
3. **FINANCIAL RESPONSIBILITY:** Each resident will be held responsible for the complete payment of room and resident meal plan charges for the fall and spring semesters, or the pro-rated balance if the student is accepted as a resident after the start thereof, or as otherwise provided herein. The fee schedule applicable to each resident is established by the FSU Board of Trustees for the then current year of occupancy by the resident student. Once established, the rates are available on the [Residence Life](#)

[website](#). Enrollment in a Framingham State resident meal plan is required of all resident students. The resident will be allowed to take residence in a Framingham State University residence hall when all applicable financial obligations have been paid in full, or is otherwise approved and in good standing as determined by the Director of Student Accounts in consideration of financial aid, approved payment plans or other factors. Failure to pay obligations on the date indicated on the statement of charges may result in loss of residence hall space. Financial obligations include:

- a. **Costs:** Room and meal costs for the full academic year are posted on the student bill, 50% for the fall and spring terms respectively. Additional housing periods (FSU vacation periods or summer) are charged separately as applicable.
- b. **Housing Reservation Deposit and Damage Deposit:** A Housing Reservation Deposit of \$150 is payable prior to submission of the Housing Application for first-time resident students except as otherwise outlined in the Returning Student Room Selection Guidelines. *The housing reservation deposit is non-refundable and non-transferable, unless Framingham State is unable to provide housing or refuses occupancy.* If the student remains in housing for the full term of this Agreement the paid housing reservation deposit will be credited to the student's account after the University's Spring semester add/drop period has ended.

In addition, a \$100.00 Damage Deposit will appear as a charge and must be paid prior to occupancy. The damage deposit will be credited to the student's account at the end of the spring semester after any room, floor and/or hall damage charges have been assessed.

- c. **Dates Payable:** Upon receipt of statement of charges from the University all payments must be paid in accordance with University procedures and as outlined by the [Office of Student Accounts' All About Tuition and Fees for the Day Division](#) publication.
- d. **Resident Initiated Agreement Releases:** A resident may be released from this agreement without incurring a cancellation fee by providing documentation to the Office of Residence Life by email to residencelife@framingham.edu , by January 15, 2027, demonstrating the following circumstances:
 - Student has completed academic program and is graduating after fall term or has only 1 spring semester course remaining to fulfill graduation requirements.
 - Participation into a Spring study abroad program through the University.
 - Active military obligation

In such cases the resident must also complete a check-out, return keys and remove personal belongings prior to initiating request for release. Release

request initiated during the University's published refund schedule is subject to applicable charges and the refund schedules noted in Appendix A.

Other than the above circumstance residents seeking to be released from the Residence Hall License Agreement may petition for release in accordance with housing petition guidelines as described in the [Guide to Residence Living](#).

Petitions must demonstrate an extenuating circumstance:

- Not under the control of the resident
- Not reasonably foreseeable by the resident at the time of occupancy
- Which directly impacts the resident; and,
- Which results in an inability to fulfill the term of the agreement

Any petition granted during the University's published refund schedule is subject to applicable charges and the refund schedule(s) noted in Appendix A.

- e. **Room Rate Fee:** Room rate fees referenced herein are subject to change during the term of this Agreement upon approval of the Framingham State University Board of Trustees.
4. **OCCUPANCY:** Occupancy is defined by the issuance of a key to the resident student for a specified room, or physical presence of the student in an assigned specified room, or physical presence of the student's personal possessions in an assigned specified room. Occupancy does not require actual physical presence by student and/or student's possessions if a key has been issued to the resident student for a specified room. Residents must be registered as full-time students prior to taking occupancy unless otherwise authorized by the Assistant Vice President of Student Affairs or designee.
5. **KEYS:** Keys will be issued at the beginning of occupancy and must be returned at the end of occupancy or upon termination of this Agreement. Residents must maintain possession of room keys at all times. No resident student is permitted to lend issued key(s) to another person. Failure to return a key will result in a lock change with the cost assessed to the student. Lost keys must be reported immediately to a residence hall staff member.
6. **HEALTH RECORDS AND REQUIREMENTS:** All residents are required to have documentation on file with the Framingham State University Health Center that certifies immunization and is in compliance with FSU health policies and [state law](#). In addition, documentation of health insurance is required. Details of these health requirements are described by the Framingham State University Health Center, and are expected to be uploaded to the [FSU student health portal](#) prior to the student taking occupancy. [Health insurance requirement](#) documentation can be submitted through the student's myFramingham account.

Members of the University community are expected to comply with all mandates of the Centers for Disease Control (CDC) and Massachusetts Department of Public Health (MADPH) and associated policies required by the University. Framingham State University reserves the right to change policies and procedures at any time in the interests of safeguarding public health.

7. **MEAL PLAN:** All residents are required to be enrolled in one of Framingham State's resident meal plans. Meal plan changes must be made by the last day of the University's Add/Drop period. Resident meal plan dining is not available during the Thanksgiving, Winter and Spring vacation periods.
8. **REFUND ON ROOM AND MEAL PLAN CHARGES:**
Voluntary Withdrawal: Residents who voluntarily withdraw either from Framingham State University or from campus housing/residence halls will have room and meal charges adjusted, if applicable, based on the information noted in Appendix A. Withdrawal from housing prior to occupancy must be through written notice via email to residencelife@framingham.edu or by completing a withdrawal via the [myResLife housing application portal](#).
9. **DAMAGES AND CLEANLINESS:** The resident is responsible for the condition of resident's assigned room and should carefully document the condition of the room on the Room Inventory in the [myResLife Portal](#) when taking occupancy. At the end of occupancy Residence Life staff will inspect the room and hall for damages. Students will be responsible for lack of cleanliness, replacement costs for missing or damaged assigned Framingham State property, and cost of damages not attributed to normal wear and tear. In rooms with more than one occupant the charges will be divided equally among all occupants unless clear documentation exists proving that only specific individual(s) should be held accountable. Damage occurring in common areas and not attributable to specific persons will result in charges that are equally distributed among residence hall community members.

As a condition of residency, residents are responsible for the cleanliness of their rooms and must maintain reasonable sanitation and safety standards. Residents agree to remove trash from their assigned space regularly. Students are responsible for cleaning their rooms. If the University must clean the room, a cleaning charge will be assessed to the resident.

10. **VACATION PERIODS:** Residence halls are closed to residents, and residents are required to vacate during the Thanksgiving, Winter, and Spring Break vacation periods with the exception of a hall(s) and/or wing(s) designated to include occupancy during these vacation periods; or, for students allowed to opt into vacation housing in a

designated vacation hall. These halls and specific vacation dates and times are noted in the [Guide to Residence Living](#) and/or *Room Selection Guidelines*. Students assigned to a hall designated for academic year vacation housing may remain in housing for the Thanksgiving, Winter, and Spring Break vacation periods. Residents approved to remain in housing for a vacation period remain responsible for all terms and behavioral expectations outlined in this Residence Hall License Agreement and must be registered to return for the subsequent academic term. Additional charges apply for vacation period housing in any hall that is not fully open for the vacation period.

11. **END OF OCCUPANCY:** At the end of the occupancy period, upon termination of this agreement, or upon notice from the Office of Residence Life, the resident must vacate the space and follow proper check-out procedures as published in the [Guide to Residence Living](#). Failure to check-out properly will result in a \$25 charge for administrative costs. At the conclusion of their occupancy, residents are responsible for the removal of all personal property from their assigned room or unassigned common locations. Failure to remove personal belongings within 48 hours of the conclusion of the occupancy will result in a removal charge being assessed and the forfeiture of such property to be disposed of by the University at its discretion.
12. **PERSONAL PROPERTY:** Residents are responsible for their personal belongings brought into the residence halls. Except as required by law, Framingham State does not assume responsibility for loss of, or damages to, personal articles by fire, theft or any other cause. The Office of Residence Life and Housing recommends that each student acquire insurance coverage for their personal belongings. At the conclusion of their occupancy, residents are responsible for the removal of all personal property from their assigned room or unassigned common locations. Framingham State University is not responsible for personal belongings left after occupancy ends.
13. **BEHAVIOR:** All residents must abide by the terms and conditions of this Agreement, as well as Framingham State University policies outlined in the [RAM Student Handbook](#); [Guide to Residence Living](#); and/or other official Framingham State University publications and notices. These policies include, but are not limited to: a. Alcohol Policy; b. Drug Policy; c. Weapons policies; d. Fire Safety Policies; d. Parking policies; e. [Massachusetts State Universities' Equal Opportunity, Nondiscrimination and Title IX Plan](#); f. Solicitations; and, g. Equal Opportunity, Diversity and Affirmative Action Plan. In addition, residents and their guests must abide by local, State and Federal laws and regulations as a condition of this Agreement. Behavior in violation of policies or regulations may result in the resident's dismissal from the residence halls and/or other sanctions in accordance with Framingham State administrative procedures and/or termination of this agreement.

14. **RESIDENCE HALL GUESTS:** Resident guest privileges are extended to host guests and visitors in accordance with the Guest Policy as outlined in the [Guide to Residence Living](#). The host resident is responsible for the actions of resident's guest(s) and guest behavior will be imputed to the host resident.
15. **ENTRY TO RESIDENT ROOMS:** Authorized Framingham State personnel and/or FSU authorized vendors may enter resident rooms without notice for the following reasons: maintenance and housekeeping purposes; fire, health and safety inspections; inspection for damage; vacation closing inspections; end-of-semester package/mail delivery; to inspect facility conditions; to plan repairs or improvements; and, for emergency purposes. Framingham State University also reserves the right to enter a resident's room if there is a reasonable cause to believe that a violation of Framingham State policies, rules or regulations is taking place.
- a. If there is some specific reason to suspect that a criminal offense has taken place or that evidence of such an offense may be secured in a room, Framingham State University personnel will enter the room only with the resident's permission or pursuant to a warrant.
 - b. If in the course of any entry made pursuant to this paragraph 15, illegal or restricted materials are found in plain view, they will be removed and the affected resident(s) will be notified of the confiscation and face possible disciplinary action.
16. **ANIMALS:** For health and safety reasons, no animals or pets, with the exception of tropical fish or goldfish in a tank of 10 gallons or smaller, are permitted within the residence halls. Service dogs and assistance animals that assist residents with disabilities, and are approved in advance, by both the Disability and Access Services Coordinator and Assistant Vice President of Student Affairs or designee, are permitted in the residence halls and must remain in compliance with all University policies. The [Policy for Service and Assistance Animals](#) includes the application for service and assistance animals. The deadline for fall semester is May 1 for current residents and June 15th for new and incoming residents. For the spring semester the deadline is December 1st for both current and new or incoming residents.
17. **REASSIGNMENT OF ROOM:** Framingham State reserves the right to reassign residents to another space or residence hall or assign another student to a vacant space in a room at any time during the occupancy period for reasons deemed sufficient by the University. This Agreement will remain in effect and will apply to the resident's occupancy of that other space. A resident assigned to a multiple occupancy room with a vacancy may not occupy the vacant bed, dresser, desk or wardrobe which must be maintained for a new assigned occupant. Failure to maintain the vacancy for a new

occupant may result in resident incurring housing premium charge for a double-as-single room or be relocated to another space or residence hall. Nondisabled students who reside in areas designated for persons with disabilities may be relocated if that space is reassigned to someone who requires the space to accommodate a disability.

18. **RIGHT TO INCREASE OCCUPANCY:** Framingham State reserves the right to increase room occupancy as long as such increase conforms to prevailing occupancy and health standards. In the event Framingham State does increase room occupancy and the residents of increased occupancy areas do not have all the furniture provided under normal circumstances, the room fee will be reduced by 20%, beginning when the occupancy is increased and continuing until the room is no longer required to remain at increased occupancy.

19. **NON-DISCRIMINATION POLICY:** Framingham State University is committed to nondiscrimination and equal opportunity. The University is dedicated to providing educational, working, and living environments that value the diverse backgrounds of all people. The University's full Statement of Nondiscrimination is included in the [Massachusetts State Universities' Equal Opportunity, Nondiscrimination, and Title IX Plan](#).

20. **TERMINATION OF AGREEMENT:**
 - a. **Contract Termination by Framingham State University:** In the event of factors beyond its control, Framingham State reserves the right to alter or terminate this Agreement and a pro rata adjustment will be made in the event of such a termination. Framingham State, in its sole discretion, can also terminate this Agreement at any time if the resident is in violation of the Agreement.
 - b. **Contract Termination by the Resident:** The resident may request to terminate this Agreement and withdraw from housing by providing written notice to the Assistant Vice President of Student Affairs via email to residencelife@framingham.edu or by completing withdrawal via the [myResLife housing application portal](#). See all applicable requirements and stipulations describe above in sections 3, 8, 9, 11, 12 and the refund policy if applicable. Residents who withdraw from the Residence Hall License Agreement, but not from the University, remain liable for room and board charges for the term of the Agreement, except as provided for in sections 3 and 8 of the Terms and Conditions of this Residence Hall License Agreement.

21. **REMEDIES:** If you are in violation of this Agreement and Framingham State University elects not to terminate the Agreement, Framingham State University can, without demand or notice (other than as provided in this paragraph), in addition to other

remedies allowed by law: a. Terminate your right to occupy the premises, but not terminate the License Agreement or end your monetary obligation for the premises; and, b. Enforce terms and conditions outlined in the [Framingham State University Student Financial Responsibilities Agreement \(SFRA\)](#).

22. **CUMULATIVE REMEDIES:** The exercise of any remedy by Framingham State University shall not be taken to exclude or waive the right to exercise any other right or remedy which Framingham State University might avail themselves of by law.
23. **ACCEPTANCE OF AGREEMENT AND EFFECTIVE DATE:** This Agreement becomes effective when signed by the student and, if necessary, the student's parent/guardian. Signature may be completed electronically with submission of the housing application, or by hand, and received by Framingham State University. The signature of the student on the Residence Hall License Agreement signifies that the student has read the terms and conditions stated herein and agrees to abide and be bound by all terms and policies specified in this Agreement and each and every other policy or regulation issued by Framingham State regarding residential living.

Framingham State University
Residence Hall License Agreement for Academic Year 2026-2027
(To be completed by students who are under 18 years of age and a parent/legal guardian)

Please acknowledge that you have read, understand, and agree to the terms and conditions of the 2026-2027 Residence Hall License Agreement:

Student ID Number: _____

Resident's Name (print): _____

Resident's Signature: _____

Date: ____/____/____

Parent/Guardian Name (print): _____

Parent/Guardian Signature: _____

Date: ____/____/____

Return this document to the Office of Residence Life and Housing, Framingham State University, via one of the options listed below:

- **Email:** Scan and email to residencelife@framingham.edu (*only accepted from FSU student email account*)

- **US Mail:**
Office of Residence Life
Framingham State University
100 State Street; PO Box 9101
Framingham, MA 01701-9101

- **Fax:** 508-626-4638

APPENDIX A: ROOM AND MEAL PLAN REFUND POLICIES & SCHEDULES

a. Housing Refunds for FSU Enrolled Students Withdrawing *Only* from Housing and Prior to Fall/Spring Term:

Housing refunds will be issued as follows:

Term	Resident /Student Type	Date of Cancellation/Withdrawal from University and/or Housing	Fee/Charge	Housing/Meal Charge Refund
Fall	Returning	Prior to July 1, 2026	\$150.00	100% less fee noted
Fall	Returning	Between July 1-September 1, 2026	\$300.00	100% less fee noted
Fall	Returning	After September 1, 2026	N/A	No refund available
Fall	New First Year/Transfer	Prior to August 1, 2026	\$150.00	100% less fee noted
Fall	New First Year/Transfer	Between August 1-September 1, 2026	\$300.00	100% less fee noted
Fall	New First year/Transfer	After September 1, 2026	N/A	No refund available
Spring	New Spring First Year or Transfer	Prior to January 1, 2027	\$150.00	100% less fee noted
Spring	New Spring First Year or Transfer	Between January 2-January 18, 2027	\$300.00	100% less fee noted
Spring	New Spring First Year or Transfer	After January 18, 2027	N/A	No refund available
Spring	Returning	N/A	All spring housing charges apply	No refund available

APPENDIX A: ROOM AND MEAL PLAN REFUND POLICIES & SCHEDULES (CONTINUED)

b. Withdrawal or Leave of Absence from University During Fall or Spring Term: The following refund schedule applies only to students who voluntarily withdraw or take a leave of absence from the University. This schedule is effective beginning the first day of classes of the term and charges are based upon the later of the following: (a) the date that the withdrawal or leave of absence from the University is filed; or (b) the date that all personal items are removed from student’s assigned room and residence hall check-out has been confirmed as completed.

Term	Date of voluntary withdrawal or Leave of Absence and removal of personal items from residence hall (latest date applies)	Charge/Fee	Refund of Room and Meal Plan Charges
Fall Spring	Dates: September 2-17, 2026 Dates: January 19-February 2, 2027	\$150.00 NA	80% less fee noted
Fall Spring	Dates: September 18-24, 2026 Dates: February 3-9, 2027	\$150.00 NA	60% less fee noted
Fall Spring	Dates: September 25-October 1, 2026 Dates: February 10-16, 2027	\$150.00 NA	40% less fee noted
Fall Spring	After October 1, 2026 After February 16, 2027	\$150.00 NA	No refund granted

c. Termination of Agreement/Involuntary Withdrawal:

Residents are not eligible for a refund of room or meal plan charges if required to leave the residence hall due to either Framingham State University imposed disciplinary sanctions, or, violation resulting in termination of this of the Agreement.