CONTRACT FOR ROOM AND BOARD IN UNIVERSITY HOUSING
(Residence Halls/Fraternity/Sorority Houses)

AUGUST 19, 2027 - MAY 5, 2028
Excluding Vacations and Semester Breaks
Eastern Illinois University
Charleston, Illinois 61920

(Important: READ carefully)
Terms of this Contract supersede all previous contracts.
This Contract is between the Board of Trustees of
Eastern Illinois University and the student (and parent or guardian)

TERMS AND CONDITIONS OF THE ROOM AND BOARD CONTRACT, ACADEMIC YEAR 2027-2028

***** EARLY BIRD CONTRACT *****

Eastern Illinois University, Charleston, Illinois, offers to furnish room and board, excluding semester breaks and vacation periods of more than one day, in a University Residence Hall/Greek Housing in consideration of the payment of the room and board charges in effect at the time of occupancy. It is understood that fulfillment of this contract is contingent upon the availability of space within the University's Residence Halls/Greek Housing and the proper signature(s) on this contract. If the student is under 18 years of age, a parent or guardian must guarantee the payments specified in this contract. Until available space is exhausted, all Eastern Illinois University students are required to live in University residence halls for the first two years after high school graduation. This includes transfer students (under the age of 20 as of the first day of enrollment) with less than 48 credit hours earned after high school graduation. Dual credit courses do not count towards this number.

ROOM AND BOARD RATES/CHARGES

Residence Hall/Greek Housing charges for room and board are based upon the meal option chosen by the student. Charges for room and board do not include periods between semesters or vacation periods of more than one day. In addition, dining service will not be provided on official Eastern Illinois University holidays (Labor Day, Martin Luther King, Jr.'s Birthday, and Lincoln's Birthday).

1. **The Fall 2027 housing down payment of $100 must be received by November 30, 2026 in order to qualify for the Early Bird Contract and incentives.**

   These rates are CURRENT 2026-2027 rates. We anticipate an increase of 4-8% for the 2027-2028 academic year. Starting in Fall 2027, housing rates for residence halls and Greek Court will vary based on the amenities offered in each building. The specific amenities and associated pricing adjustments are still under review. Room and board rates for 2027-2028 will be included with the assignment letter sent at the end of May.

   ROOM AND BOARD COST PER SEMESTER (INCLUDES CORRESPONDING MEAL PLAN)

$5,998.00	10 Plus Plan = 10 Dining Center Meals Each Week plus $200 Dining Dollars per Semester
$6,391.00	14 Meal Plan = 14 Dining Center Meals Each Week plus $200 Dining Dollars per Semester
$6,835.00	All-Access Meal Plan = Eat for Meals, Snacks and anything in between, plus $200 Dining Dollars per Semester

   Dining Dollars are non-refundable. Dining Center Meals MUST be used each week and cannot be accumulated. Students can swipe in a Dining Center once per clock hour.

2. A finance charge of 1% will be added by the Business Office to all accounts for charges that are not paid by the due date. Billed charges for a semester must be paid by November 1 for the Fall Semester, April 1 for the Spring Semester and August 1 for the Summer Session. If the charges are not paid by these dates, a HOLD will be placed on the students records resulting in a loss of access to University services including denial of record transcripts and use of the advance registration system and may result in the cancellation of housing assignment.
3. The University is not responsible for cash sent by mail. Do NOT send cash through the mail.
4. The University reserves the right to increase Residence Hall/Greek Housing charges provided that at least forty-five days' notice has been given prior to the effective date of the increase.
5. Failure to make the housing down payment of $100 by November 30, 2026 will result in the cancellation of your room assignment and the contract by the University.
6. In the event it becomes necessary for the University to enforce the terms of this contract by legal means or by use of a Collection Agency, the undersigned agrees to pay any and all expenses related to the collection of monies owed, including reasonable attorney's fees and court costs.
7. In the event that the student receives financial aid, the undersigned agrees that all outstanding Residence Hall charges/Greek housing (including charges that are currently due and charges that are past due) may be deducted by the University from such financial aid awards.

CANCELLATIONS AND REFUNDS

8. **Housing Application Fee**
   The $50 non-refundable application fee is not applied toward room and board payments. The application fee is not refundable even if a student is not admitted to the University. Residents will be held responsible for damage to University Housing property and will pay all charges immediately upon receiving a bill for the damage. Damage to common areas will be prorated to all the residents.
9. **Room and Board Payments**
   This contract is issued for the 2027-2028 academic year or balance thereof excluding vacation periods of more than one day and semester breaks. The student is expected to honor this contract for the entire contract term. The only exceptions are if the student 1) withdraws from Eastern Illinois University and does not re-enroll at any time during the term of this contract, 2) student is dismissed for academic reasons, 3) student does student teaching or an internship outside the Charleston/Mattoon area (Unit District 1 or 2), 4) student participates in a study abroad program or 5) student graduates. A student meeting the above exceptions shall be considered to have cancelled this contract if he/she gives **written notice of cancellation to the Office of University Housing and Dining Services**, does not assume occupancy of the term of this contract, or vacates an assigned room in University Housing before completion of the term of this contract. If the student cancels his/her contract between the end of Fall Semester and the beginning of Spring Semester and has not removed his/her personal belongings and turned in his/her room key, the actual cancellation date is the date the student officially checks out of the building with a staff member. Arrangements must be made with the Office of University Housing and Dining Services to check out of their building. Checking out of the Residence Hall/Greek Housing does not constitute official cancellation of your room and board contract. The effects of contract cancellation are as follows:
   a. If the student is not admitted to the University, the student shall be entitled to a refund of the housing down payment.
   b. If the student is dismissed from the University for academic reasons at the end of the fall semester, the student must officially check out of the Residence Hall/Greek Housing by the day prior to the Residence Halls/Greek Housing opening for the Spring semester. If the student is dismissed from the University for academic reasons at the end of the Spring or Summer semester, and has made the $100 Housing Down Payment for the succeeding term, the student shall be entitled to a refund of the Housing Down Payment as long as the student has no outstanding bills with the University.
   c. If the student is removed from the Residence Hall/Greek Housing or the University for disciplinary reasons, the student shall be required to pay a late cancellation fee of $750.00 and the room and board charge prorated through the end of the week in which the student officially checks out of the Residence Hall/Greek Housing.
   d. If the student participates in a study abroad program, enters a student teaching program or does an internship outside the Charleston/Mattoon school district, or graduates from the University and so notifies the Office of University Housing and Dining Services in writing on or before June 15, 2027 for the Fall Semester the student shall be entitled to a refund of the housing down payment. If the student meets these exceptions for the Spring Semester, the student must notify the Office of University Housing and Dining Services in writing on or before December 17, 2027.
   e. If the student withdraws from the University **and** cancels this contract with University Housing and Dining Services on or **before June 15, 2027 for the Fall Semester** the student shall be entitled to a refund of the housing down payment.

f. If the student withdraws from the University **and** cancels this contract with University Housing and Dining Services after June 15, 2027 for the Fall Semester and has made the housing down payment, the student will be charged a $250 cancellation fee. The $100 housing down payment is not required to be paid ahead of time for students continuing from the fall into the spring semester.

g. If the student withdraws and cancels after December 17, 2027, for the spring semester a $250 cancellation charge will be billed to the student's university account.

h. After November 30, 2026, if the student has completed this contract, has made the housing down payment **and is enrolled at the University during the Fall 2027/Spring 2028 Academic Year**, the student is bound to the terms of this contract and shall be required to pay the entire room and board charges for the Fall and Spring Semesters.

i. In addition to the late cancellation charge the student will be responsible for the room and board charges prorated through the date in which the student officially checks out of University housing. Charges are not to exceed the total room and board charges. There will be no refund of room and board charges after the tenth week of the semester.

j. Requests for a full or partial refund of room and board charges for reasons other than those outlined above may be submitted in writing to the Office of University Housing and Dining Services, housing@eiu.edu

k. Status as a Resident Assistant, fraternity or sorority member, collegiate athlete or other group affiliation does not affect the cancellation terms of this contract.

l. This contract is not transferable to University Apartments. Transfer is permitted to University Court Apartments after September 1, 2027, for second-year or transfer students subject to a two-year residency requirement only, and contingent upon space availability. Requests must be made by October 1, 2027. Students who are approved for a transfer to University Court must purchase a 10, 14 or All-Access Meal Plan for the academic year.

ASSIGNMENT AND OCCUPANCY

10. **Assignment**

a. Assignments in University Housing are made without regard to race, religion, sexual orientation or national origin.

b. Residence hall and room requests are honored by the University in accordance with an established priority system which is keyed to the date of receipt of the housing application fee. Roommate requests must be mutual.

c. The University reserves the right to move or reassign students to accommodations comparable to those originally assigned at any time during the term of this contract.

d. Residents who remain in a less than capacity room will be given the option to pay the additional rate per semester or move to a room with a person in a similar situation. Emergency situations may warrant the temporary placement of a student with students who have opted to pay the additional room charge. In this situation the additional room charge would be prorated. An Addendum to the Housing Contract will be given to each student who remains in a less than capacity room and will include the rate for the specific room type.

e. Greek Housing Only - In the event that the student is no longer an undergraduate member in good standing with the fraternity/sorority, he/she will be required to move from the fraternity/sorority house to a University residence hall. The student will be required to move within five days after their membership ceases in the fraternity/sorority.

f. Greek Housing Only - In signing this contract you agree to abide by the agreement between the chapter and Eastern Illinois University.

g. Mixed-Gender Housing Only - Students are required to fill the mixed-gender room or suite to capacity. Students will not be randomly assigned to a mixed-gender room or suite. In the event that a vacancy occurs within a mixed-gender room or suite, the remaining students must fill that spot themselves or the room/suite will revert back to a single-gender space.

11. **Occupancy**

a. Prior to vacations and at the end of final examinations, students are required to vacate the Residence Halls/Greek Housing in accordance with published closing information. In special circumstances, exceptions may be made by either the Complex Director or the Office of University Housing and Dining Services.

b. In signing this contract the student agrees during the term of his/her occupancy to consult a medical/mental health professional upon the request of a full-time member of University Housing and Dining Services staff.

c. The University is not responsible for the loss or damage to personal property by fire, theft, or other causes. Valuables should be kept secure at all times by locking the room door while out of the room. In case of theft, the University Police, the Resident Assistant and Resident Director are to be notified immediately.

d. If a student is dismissed for academic reasons at the conclusion of the Fall Semester, it is necessary that the student remove all belongings from his/her room by the day prior to the opening of the Residence Hall/Greek Housing for the Spring Semester. If belongings are not removed by the above date and official check out is not made with a member of University Housing and Dining Services, the student will be assessed the daily room rate until the personal belongings are removed.

e. Vacation housing may be available in Lawson, Taylor, Powell-Norton, Lincoln, and Stevenson residence halls for an additional charge per week or any part of the week. This option is available only to those residents assigned to Lawson, Taylor, Powell-Norton, Lincoln, and Stevenson Halls.

f. It is understood by the student that continued occupancy in the residence halls/Greek Housing is expressly contingent upon remaining enrolled in not less than one hour per semester in the University. For continued occupancy the student must be making reasonable academic progress toward a degree.

g. Student Directory Information may be shared with EIU-approved vendors for the purpose of providing equipment and/or services to the student.

DINING SERVICES

The first contract meal of the semester is breakfast on the first Friday (fall semester) or Saturday (spring semester) after the halls officially open. The last contract meal of the semester is the meal following the last scheduled examination. Prior to the vacation periods of more than one day (falling within a semester) the last contract meal served is the last meal on the day of scheduled classes. The first contract meal following vacation is the one normally preceding the first hour of resumed classes.

Room and board privileges are not transferable to another individual. There will be no refund for meals not eaten. The meal contract takes into consideration that students do not eat all provided meals during the week and charges were established accordingly. **Decreases in meal options must be made in writing to the Office of University Housing and Dining Services no later than the Friday following the first class day of each semester.**

Dining service will not be provided on official Eastern Illinois University holidays. Dining service may be consolidated into one serving center on Labor Day weekend, Martin Luther King, Jr.'s Birthday weekend and Lincoln's Birthday weekend. The residence hall dining centers may be consolidated at other dates throughout the semester when consolidation could result in a savings to the residence hall dining service operation.

GENERAL REQUIREMENTS

In signing this contract the student agrees, during the term of his/her occupancy in University housing, to comply with all rules and regulations of the University and of University Housing and Dining Services, including those relative to preserving order on the premises, use of the premises, protection of University property and maintenance of student status. The general rules and regulations of the University are available in the General Catalog, Academic Handbook, Student Conduct Code, University Housing and Dining Services Website and the various constitutions of University Housing and Dining Services. Students are also bound by State of Illinois statutes, which apply to students and the University, and all registration and contractual agreements signed by the student (and the student's parent or guardian). The written terms of this contract supersede all previous contracts as well as any verbal statements or telephone conversations made concerning this contract.

The University reserves the right to enter the student's room at any reasonable time, with or without prior notice, to make needed repairs; for insect extermination; to address health and safety concerns; and to provide routine maintenance renovations or remodeling. Notice will be given, if possible, for major repairs. In signing this contract the student agrees to the terms of the EIU Residential Network (RESNET) User Agreement. A copy of this agreement is found in the On-Campus Handbook and is available at http://www.eiu.edu/housing/computers.php The University reserves the right not to enter into (and/or terminate) a contract for anyone who, in the judgement of the university, represents a threat to the health, safety and welfare of either themselves or others, or anyone who provides false information to the university.

The student (and the student's parent or guardian) acknowledges that he/she has read this contract, understands it, and agrees to be bound by its terms and conditions. Acceptance of this contract by the University is effective upon receipt. The University reserves the right to amend or terminate this agreement in the event of non-compliance by student with the provisions herein.

If the student is under age 18 at the time this contract is submitted, the student's parent or guardian must complete the Addendum for the contract to be valid.

By entering your E-Number you accept and agree to be bound by the terms and conditions contained in the Room and Board Contract for University Housing and Dining.