

STUDENT HOUSING LICENSE AGREEMENT

CALIFORNIA STATE UNIVERSITY, LONG BEACH

Summer/Fall Interim 2022

NAME: _____
 ADDRESS: _____

CAMPUS ID: _____
 EMAIL: _____

I. AGREEMENT AND FEES

This Student Housing License Agreement is entered into between the Trustees of the California State University by California State University, Long Beach, hereinafter called "University," and the above named person, hereinafter called "Licensee."

In consideration for the right to occupy an assigned bed space within the housing facility at University and to participate in the meal plan, Licensee hereby agrees to make the following payments to University:

- Student must have a confirmed housing spot for the Fall 2022 academic term.
- Completed & Signed agreement must be received before the deadline.
- A charge of \$130 will be posted on the student's account. Must be paid prior to moving in.
- Move In day and time will be established with Main office upon receipt of signed agreement
- There is NO meal service during this week.
- Early vacating during summer interim will forfeit \$130 payment and incur any Fall 2022 cancellation fees. See cancellation policy on housing website.

Summer Interim (student living on-campus for fall term) August 14- August 17..... \$130.00
 There is no Meal Service for Summer interim session.

Licensee and University agree to adhere to the terms and conditions set forth in the Student Housing License Agreement and Resident Handbook. I (we) have read the entire Student Housing License Agreement and I (we) agree to the terms.

I am 18 years of age or I am under 18 years of age Phone Number: _____

Signed: _____
(Student) (Parent or Guardian for Student Under 18 years of age)

Date: _____

Below for office use only

	Collected in Advance		Current Summer Session				Summer Interim			
	Room & Meal (205090)		Room (504001-C0015)		Meal (250004)		Room (504801)		Meals (250004) (A)	
On Campus	HG 20		HG 22		HG 23		HG 24		HG 23	
RLC	HG 20		HG 21		HG 23		HG 25		HG 23	

II. OCCUPANCY

University hereby grants to licensee permission to occupy a bed space within the housing facility as a licensee for the fee period beginning August 14, 2022 and ending August 20, 2022 or any workshop or group dates as indicated on the license unless sooner terminated under the provisions of this license agreement. Specific assignment of a space shall be made by university and may be changed from time to time.

III. ENHANCEMENT OF EDUCATIONAL EXPERIENCE

(a) University shall maintain a professional staff to work with students to develop a community concept within the housing facility to enhance students' educational experience at university. University shall provide opportunity for input by licensee into the development of the community. The facility shall be operated to enhance the social, educational, and recreational opportunities available to the licensee.

(b) Licensee agrees to recognize the importance of maintaining the housing facility as an environment which is conducive for fellow students to study, live and sleep in. While in the housing facility, licensee agrees to not disturb this environment.

IV. TERMS AND CONDITIONS

(a) This license agreement is subject to the regulations contained in Title 5 of the California Administrative Code, Sections 42000-42101. A copy of those regulations is available at California State University Library.

(b) Licensee agrees to comply with the Housing Facility Regulations, which are attached hereto, and any subsequent amendments.

(c) This license agreement shall not be transferred except as permitted in Section IX.

(d) It is understood and agreed by licensee and university that no lease nor any other interest in real property is created by this agreement.

V. MAINTENANCE OF PREMISES

(a) University shall provide licensee with the furnishings in the condition noted on the Room Condition Inventory. Licensee agrees to give reasonable care to her/his living unit and its furnishings and to make payment for any damage or loss promptly upon demand by university. Licensee shall vacate the living unit in good order and repair, normal and reasonable wear and tear excepted. In the event licensee fails to maintain the living unit in good order and repair, licensee shall pay university the reasonable costs incurred in returning the living unit to a condition of good order and repair.

(b) Licensee shall make no alteration to the housing facility without the permission of university. Any structural addition or alteration is prohibited without written permission of university.

(c) Licensee shall not possess any highly flammable materials, firearms, ammunition, fireworks, explosives, dangerous weapons or other materials which, in the opinion of university authorities, poses an unreasonable risk of damage or injury.

VI. CANCELLATION BY LICENSEE PRIOR TO FEE PERIOD

(a) Licensee may cancel a reservation for a housing by giving written notice to university at least 30 days prior to the beginning of the fee period.

(b) A request to cancel a reservation less than 30 days prior to the beginning of the fee period shall include licensee's statement of reasons. University shall grant or deny the request based on the following standards with appropriate verification:

- (1) end of student status - certification from Enrollment Services Office;
- (2) marriage - marriage license;
- (3) hardship - serious family illness or death of family member.

VII. CANCELLATION AFTER THE BEGINNING OF THE FEE PERIOD

(a) Any licensee who requests to vacate the housing facility shall give at least 30 days written notice of intention to vacate and the reason therefore.

(b) The university may grant or deny a request to vacate based on the following standards, with appropriate verification:

- (1) end of student status - certification from Enrollment Services Office;
- (2) marriage - marriage license;
- (3) hardship - serious family illness or death of family member.

VIII. REVOCATION OF LICENSE AGREEMENT

(a) University may revoke this license agreement upon the following conditions:

- (1) in the event of misconduct listed in S41301, Title 5, California Administrative Code;
- (2) failure of licensee to maintain status as a student at university;
- (3) licensee's breach of any term or condition of this license agreement, including failure to pay required fees;

(3) licensee's breach of any term or condition of this license agreement, including failure to pay required fees;

(4) administrative necessity of university.

(b) University shall provide licensee not less than 3 days notice in the event of an occurrence described in subsections (1), (2) or (3) and not less than 14 days written notice in the event of an occurrence described in subsection 4 except in cases of emergency.

IX. ABANDONMENT OR TERMINATION BY LICENSEE

Except as permitted in Section VI or VII, termination of this license agreement or abandonment of the premises by licensee shall not release licensee from paying any obligation due the university for so long as university does not terminate licensee's right to an assigned bedspace. In the event of termination or abandonment, licensee shall have the right to be released from this agreement if a suitable replacement is found, pursuant to campus regulation and with consent of university, which consent shall not unreasonably be withheld.

X. DESTRUCTION OR UNAVAILABILITY

In the event that bedspace is destroyed or becomes unavailable as the result of conditions not reasonably foreseen at the time this license agreement is made, licensee shall be entitled to a pro rata refund of any fees applicable to periods after licensee was required to vacate. Such conditions include but are not limited to damage caused by floods, slides, fires, earthquakes, other natural disasters and vandalism; civil disorder; compliance with state or federal law; unanticipated interruption of basic services; a drop in the rate of cancellations not reasonably foreseen by university, if such drop results in an overbooking of available housing facilities.

XI. REFUNDS

University shall authorize refunds only as provided for in Title 5 and the Housing Facility Regulations.

XII. VACATING THE HOUSING FACILITY

Licensee shall vacate the housing facility on the expiration of the license period or upon revocation of this license agreement, whichever occurs first.

XIII. TREATMENT OF INDEBTEDNESS

Failure of licensee to satisfy the financial obligations of the license agreement may result in the following:

- (a) imposition of a late fee, in accordance with the fee schedule;
- (b) revocation of the license agreement;
- (c) eviction;
- (d) withholding of university services pursuant to S42380, et seq., Title 5, California Administrative Code. This includes:
 - (1) withholding official transcripts;
 - (2) denial of registration;
- (e) offset of paychecks, loans, grants or scholarships payable through the university, and/or income tax refunds or rebates.
- (f) legal action to collect unpaid obligations.

XIV. RIGHT OF ENTRY

University shall have the right to enter the premises occupied by licensee for the purposes of emergency, health, safety, maintenance, management of applicable rules and regulations, or for any other lawful purpose. University shall exercise these rights reasonably and with respect for licensee's right to be free from unreasonable searches and intrusions into study or privacy.

XV. INSURANCE

(a) During the period covered by this license agreement, licensee is required to obtain health and accident insurance, on either an individual or group basis, with minimum coverage of \$2,000 in hospital benefits, \$150 in medical benefits, \$350 in surgical benefits and \$50 in emergency outpatient benefits, per accident or sickness.

(b) University has no insurance to cover the personal or property damage of licensee. Therefore, university highly recommends that licensee obtain insurance, such as a renter's policy.

XVI. VISITORS AND GUESTS

Licensee shall permit no visitors or guests to enter the housing facility except as permitted in the housing facility regulations.

XVII. NON WAIVER

The waiver of any breach of a term or condition of this license agreement shall not constitute a waiver of any subsequent breach.

XVIII. TAXABLE POSSESSORY INTEREST

It is the position of university that this license agreement does not create a taxable possessory interest in real property. However, pursuant to Revenue and Taxation Code S107.6, licensee is hereby notified that a taxing authority may take a contrary view and may assess licensee property taxes based on licensee's interest in this license agreement.