

2026-2027 Housing Contract

Department of Residential Life, Minnesota State University, Mankato

Notice: Read all provisions of this Contract before signing. You are legally bound by these contract terms. All Housing Contracts are in effect for one academic year or that portion of the academic year remaining at the time occupancy begins. Once signed, a contract can be terminated only under the specific guidelines listed in the contract cancellation and contract release sections of the Contract. Any exceptions to provisions contained therein must be approved by the Department of Residential Life. All notices required under this contract shall be sent to: Director of Residential Life; 111 Carkoski Commons, Mankato, MN 56001. You may also email it to reslife@mnsu.edu.

1. Parties:

This Contract is made by and between Minnesota State University, Mankato's Department of Residential Life, and the student, referred to as Resident, signing the Contract. Minnesota State University, Mankato, and Resident, in consideration of the rents, covenants, and considerations which follow, do hereby agree with each other as follows:

2. Eligibility:

- a. Any person who is an enrolled student at Minnesota State University, Mankato may enter this Contract. Resident agrees to vacate the assigned room within 24 hours upon loss of status as an enrolled student during this Contract period. Exceptions to this policy must be approved by the Director of Residential Life or their designee.

3. Duration:

- a. Subject to the provisions of Sections 9 and 10, this Contract is binding for the entire academic year (Fall Semester and Spring Semester) or that portion remaining at the time Resident begins occupancy.
- b. Charges under this contract for room and meal plan are for the period from August 20, 2026, through May 7, 2027, except for the Winter Break period (December 12, 2026, through January 7, 2027). Resident will depart by December 11, 2026, and may return January 8, 2027.
- c. The University may immediately terminate this Contract, reenter, and retake the premises upon Resident's failure to make payments as required under this Contract or for any other violations of the terms of this Contract or any violation of University or Departmental rules and regulations.
- d. The University may deny an application for university housing or terminate an existing housing agreement if it determines an individual's conduct and/or criminal convictions indicate an actual or perceived threat to the University community, including students, faculty, staff, and guests.
- e. Winter Break: An additional fee will be charged to Residents who wish to stay over Winter Break. Residents may stay in their assigned room during other break periods at no extra charge. If a continuing enrolled student, Resident may return to their Spring Semester room beginning January 8, 2027.
- f. If Resident is a continuing enrolled student, Resident may leave personal belongings in their assigned room during break periods at no charge, although the University is not responsible for loss, theft, or damage.
- g. If Resident elects to remain in the residence halls or apartments during any of the break or interim periods, all policies and regulations as outlined in this Housing Contract, the *Residential Life Student Guide*, and the *Residential Life Stadium Heights Student Guide* will apply, and Resident will be held responsible for adhering to all such policies and regulations.

4. Premises and Services:

- a. The University agrees to assign housing in one of the residence communities and food service under the terms stated in this Contract and described in the *Residential Life Student Guide* and the *Residential Life Stadium Heights Student Guide*, which are, by reference, made a part of this document.
- b. The University further agrees that it will provide a housing staff in accordance with University policy to provide a living experience that complements the academic interest of Minnesota State University, Mankato.

5. Resident Agrees:

- a. Resident agrees to abide by the terms of this Contract.
- b. Resident agrees to observe all rules and regulations of Minnesota State University, Mankato, and the Department of Residential Life as listed in the *Residential Life Student Guide* and the *Residential Life Stadium Heights Student Guide*.
- c. Resident agrees to conduct themselves in a manner that allows the quiet enjoyment of the residence halls and apartments by other residents.
- d. Resident agrees to make payment of all fees as specified by the Minnesota State Colleges and Universities Board of Trustees.
- e. Resident agrees to receive notices of housing reservations, changes, housing facility information, emergency notices, and other Residential Life information via telephone or text message to the telephone number provided in the housing application.

6. Rates and Payments:

- a. Payments are due when invoiced or, if necessary, payment in installments may be arranged with Student Financial Services. Account information is available online. Bills will not be mailed.
- b. Failure of Resident to satisfy the financial obligations stipulated under this Contract may result in denial of further meals (without refund), suspension of services, a hold on registration and official records, and/or eviction from the residence communities.
- c. If in default of payment, Resident is liable for all legal costs and collection fees which accrue in obtaining payment.
- d. The rates for 2026-2027 will be determined by the Minnesota State Colleges and Universities Board of Trustees in spring 2026 by the Department of Residential Life, the Minnesota State Colleges and Universities Board of Trustees, and/or the State Legislature. All rates are subject to change at any time due to decisions made by the Department of Residential Life, the Minnesota State Colleges and Universities Board of Trustees, or the State Legislature.

7. Prepayment:

- a. A prepayment of \$300 must be submitted prior to the first semester of occupancy. This prepayment will be applied to the room and meal plan charges of the first semester of occupancy.
- b. The prepayment is refundable only under the provisions of Section 9 of this Contract.

8. Room Assignment:

- a. The University will not discriminate in room assignment based on race, color, creed, national origin, disability, or status regarding public assistance.
- b. Room assignments will be made according to Departmental procedures and, when possible, in accordance with preferences that the student requests. No specific assignment based on Resident's request is guaranteed. Failure to honor preferences will not void this Contract.
- c. The University reserves the right to consolidate vacancies by requiring any Resident to move from single occupancy of double rooms to double accommodations in the same residence community and/or room type.
- d. Any resident with a vacancy in their room is required to keep the vacancy in move-in ready condition for potential incoming residents. 24-hour advance notice will be sent via email to residents if they are assigned a new roommate. Residents are not allowed to reject a new roommate. If vacant space is not ready and available for an assigned roommate, University staff may enter the room and make the vacant space ready at Resident's expense.
- e. At the University's discretion and where capacity allows, Residents assigned to a double room with a vacant bed space may be offered an opportunity to buy out their room as a single (pending space availability) for the remainder of the academic year. Eligible Residents will be notified by the University and must respond by the deadline included in the notification.
- f. The University reserves the right to change room assignments for reasons of health, safety, or repair services; for disciplinary reasons caused by the Resident; or for unresolvable incompatibility of roommates.
- g. Resident may be temporarily removed from a student room if resident is deemed a threat to themselves or to the residence community. A resident so removed has recourse as described in the *Residential Life Student Guide* and the *Residential Life Stadium Heights Student Guide*.

9. Contract Cancellation:

- a. This Contract is binding for the entire academic year or that portion remaining at the time Resident begins occupancy, except as provided in this section and in Section 10.
- b. Returning students who cancel a future housing reservation after they have selected a room, will forfeit their prepayment. No refund shall be given.
- c. Resident may cancel the Contract only before the first semester of occupancy. Written notice of the cancellation must be provided to the Department of Residential Life according to the following schedule.

Name of Student (Please Print) _____

Student's StarID/Tech ID_____ Date_____

Signature of Student_____Parent's Signature (if student is under 18) _____

Authorized University Official_____ Date _____