Short-Stay Lodging Program
Kennesaw State University Housing License Agreement

This Kennesaw State University Housing License Agreement (the "Agreement" or "License Agreement") is entered into between the undersigned individual (the "Guest") and the Board of Regents of the University System of Georgia, by and on behalf of KSU ("KSU") for a license to reside in KSU's housing ("License") for the term commencing on the Move In Date and ending on the Move Out Date (the "License Term"), as recorded in the system at the time this document is executed. The License provided under this Agreement, if any, is for a space, not a specific room.

Stipulations and Exhibits. The stipulations, provisions, covenants, agreements, terms and conditions, contained in the following exhibits attached hereto and incorporated by reference herein, are expressly understood and are mutually agreed to by the parties hereto:

Exhibit A Guest Summary of Fees
Exhibit B Guest Lodging Accommodations

Failure by the Guest to comply with any such stipulations, provisions, covenants, agreements, terms, or conditions shall constitute a material breach of this Agreement and may, at KSU's sole discretion, result in the immediate removal of the Guest and/or visitors from the premises, at the sole cost and expense of the Guest.

By Accepting The Below, You Acknowledge That You Have Read, Understand, And Agree To All Of The Terms And Conditions Herein.

I. CONDITIONS AND TERMS OF THIS LICENSE

A. ELIGIBILITY AND APPLICATION. Guests must meet eligibility requirements established by KSU Housing and Residence Life for participation in the Short-Stay Lodging Program. As part of the application process, Guests may be required to provide documentation supporting their eligibility, including, but not limited to, proof of internship, employment, academic enrollment, or other documentation deemed acceptable by KSU Housing and Residence Life.

All Guests are required to be at least 18 years of age upon accepting this Agreement. Proof of age may be provided in the form of a valid driver's license, birth certificate, passport, or other government-issued identification at the time of check-in.

B. NOTIFICATION. KSU will send all notices and correspondence to the Guest's email address provided on the lodging application.

C. KSU POLICIES. All KSU rules, policies, and procedures, including, but not limited to, all rules set forth in the Resident Handbook, available here, are incorporated by

reference herein and become part of this Agreement. KSU reserves the right to make and enforce other rules and regulations as may be appropriate or necessary for the safety, care, educational environment, and cleanliness of the premises, or for the purpose of securing the comfort and convenience of all residents.

D. LIMITATION OF AGREEMENT. The execution of this Agreement does not guarantee that the Guest will be assigned a space in KSU Housing. Guests will be notified of their space assignment, if any, via email, on or before the beginning of License Term. The license granted under this Agreement is not transferable and is for the below named Guest only.

E. HOUSING ACCOMMODATIONS. Housing assignments, furnishings, appliances, and amenities vary by location, building, and room type. Guests are responsible for reviewing housing information provided by KSU Housing and Residence Life prior to move-in. KSU does not guarantee the availability of any specific furnishing, appliance, or amenity unless expressly stated in writing by KSU Housing and Residence Life.

II. DURATION OF LICENSE

A. MINIMUM STAY REQUIREMENT. Participation in the Short-Stay Lodging Program required a minimum reservation of fourteen (14) consecutive days. Reservations for fewer than fourteen (14) days will not be accepted.

B. EXPIRATION. The License Term expires on the stated date above, and this Agreement shall automatically expire on the same date.

C. LIABILITY FOR TERM FEES. The Guest is liable for all applicable rates and fees for the entire length of this Agreement regardless of occupancy. No concessions will be granted for late arrival and/or early departure within the dates reserved in License Term.

III. RATES/REFUNDS/CANCELLATIONS

A. PAYMENTS. The Guest agrees to pay KSU in the Rental Fees for entire License Term, along with any additional charges as outlined in Exhibit A. A non-refundable reservation deposit, as outlined in Exhibit A, must be received no later than five (5) days prior to the Guest's scheduled move-in date. Failure to remit the required deposit by the deadline may result in cancellation of the reservation and reassignment of the space by KSU Housing and Residence Life. The reservation deposit will be applied toward the Guest's total housing charges for the License Term. A preliminary bill will be developed based on License Term figures provided by Guest. The payment deadlines in Exhibit A governs all Rent due dates unless otherwise agreed in writing. Lockout fees and access credential replacement charges are due at the time the service is provided. Failure to pay such charges may result in suspension of Housing and Residence Life services until the outstanding balance is satisfied. Payments for each

period of the License Term must be received on or before due dates. Guest understands and agrees that he/she shall reimburse for any and all costs incurred by KSU (or any entity acting on KSU's behalf) in any action for collection of sums due hereunder, including, but not limited to, court costs, collection agency fees, attorney's fees, interest fees and any other related fees. Any collection costs incurred by KSU Housing and Residence Life will be accessed to Guest's account and will become part of the Guest's total financial obligation to KSU. If the Guest's account is not satisfied within four weeks of the License Term, the Guest's account will be sent to collections.

B. NON-WAIVER. Failure of KSU to enforce or pursue any of its rights hereunder shall not act as a waiver of that right or any other right to later exercise any right or enforce any remedy which it may have at law. No statement made by Kennesaw State University, the Department of Housing and Residence Life, or the Department of Housing and Residence Life or its agents is considered a waiver of any term or condition, whether express or implied. The temporary failure to provide electricity, hot and cold water, heat and/or air conditioning, internet, phone service, or cable television service shall not be a reason for reduction, abatement, or withholding of license payment or other payments legally due. No license fee adjustment or other compensation shall be claimed by the Guest for inconvenience or discomfort from the making of repairs, improvements to facilities, or temporary service outages, provided such occurrences are re-mediated within a reasonable amount of time and with minimal inconvenience to the Guest.

IV. LICENSE TERMINATION BY GUEST

A. LICENSE TERMINATION BY GUEST – BEFORE THE SHORT-STAY BEGINS. To terminate this Agreement, the Guest is required to submit written notification via email at least 48 hours prior to check-in to KSU Housing and Residence Life. If the Guest provides such notification at least 48 hours or more before check-in, Guest will be entitled to a refund, however, the Guest understands that the prepayment of $500.00 will be forfeited. Upon completion of email cancellation, the Guest will receive an email from KSU Housing and Residence Life confirming cancellation.

B. LICENSE TERMINATION BY GUEST – AFTER THE SHORT-STAY BEGINS. If terminating after the License begins, the Guest is responsible for the full rental amount for the entire length of the License Term. Upon completion of email cancellation, the Guest will receive an email from KSU Housing and Residence Life confirming cancellation.

V. LICENSE TERMINATION BY KSU HOUSING AND RESIDENCE LIFE

A. TERMINATION FOR CAUSE. KSU Housing and Residence Life may terminate this License and serve the Guest written notice to vacate the premises for any of the following reasons:

1. Failure to pay rent or other housing charges when due;

2. Noncompliance with the rules and regulations of the residence halls/apartments, federal, state, and local laws, or KSU policies;
3. Damage from fire, smoke or other causes making the room or apartment uninhabitable;
4. Failure to respect the rights of others through the creation of loud noise, obnoxious odor or other sensory disturbance which interferes with the quiet and peaceful enjoyment of the residence hall/apartment environment. Loud noise will include, but not be limited to, excessive volume of radio, musical instruments, televisions, stereos, other amplified sound equipment, or voices;
5. Behavior which, in KSU's sole discretion, has a negative impact on the living and learning environment of the residence halls/apartments;
6. Malicious destruction of the residence hall/apartment furnishings and/or KSU property;
7. Refusal to comply with the direction of KSU Staff, including Residence Life staff, acting in accordance with their duties and responsibilities; or
8. False statements or misrepresentations made by the Guest in connection with this License Agreement.

KSU reserves the right to pursue the disciplinary procedures specified in the Code of Policies and Procedures for Students at KSU and KSU Department of Housing Community Guide for violations therein. <u>No</u> refunds will be granted to the Guest in cases where the termination of the License is based upon a Termination for Cause or due to disciplinary misconduct. The Guest will be liable for the full License rate for such termination

B. TERMINATION DUE TO FORCE MAJEURE EVENT. In addition to the right to terminate this Agreement and take possession of any unit at any time for any of the above reasons or Guest's violation of the provisions contained herein, KSU may also terminate this Agreement and take possession of any unit as necessary to protect the health, safety, or wellbeing of the Guest or the other residents, or pursuant to the rules, orders, policies, or guidelines of governmental authorities or public health agencies. In the event that acts of God, fire, wind storm, casualty, war, pandemic, epidemic, national or state emergency, acts or regulations of public authorities, riots, strikes, civil tumult, interruption or delay of transportation service, or any other unforeseen circumstance beyond the control of KSU (a "Force Majeure Event") makes it impossible or impractical for KSU to perform its obligations hereunder, or if the intended uses permitted hereunder shall otherwise be made impossible by a Force Majeure Event, then this Agreement shall stand terminated, and KSU shall not be liable to Guest for any damages or penalties as a result of such termination. KSU shall provide written notice of such termination to Guest.

C. RESERVATION OF RIGHTS. KSU reserves the right to refuse housing to any Guest who has demonstrated an unwillingness to abide by KSU standards, policies and

regulations, or who demonstrates behavior which is incompatible with the maintenance of order and propriety to an educational environment in the residence halls or apartments.

D. REMOVAL OF PERSONAL PROPERTY. If, upon the expiration termination of this Agreement for any reason, Guest fails to remove all personal items from his or her unit within the time required in the termination notice or, if the Guest terminates the agreement, within forty-eight (48) hours, the items will be deemed abandoned and such personal property will be removed and discarded at the end of the last day of occupancy or License Term. KSU bears no liability for damage to property involuntarily removed, where the Guest refuses to take control.

VI. ASSIGNMENT PROCESS

A. ROOM/APARTMENT ASSIGNMENT. KSU Housing and Residence Life assignments are made without regard to race, creed, color, or national origin. Assignment priority is based on date of receipt of KSU Housing and Residence Life Application and this License along with the required prepayment.

B. ROOM/APARTMENT PREFERENCES. Roommate requests are contingent upon availability and are **not guaranteed**. Requests for roommates should be submitted by both/all parties on respective applications.

C. CONSOLIDATION. KSU Housing and Residence Life reserves the right to change, cancel, reassign, or consolidate the Guest's room space assignment at any time due to disciplinary, behavioral, safety, health, payment, or administrative reasons. Where there is a vacant space within the Guest's room suite, it must be maintained in a manner by the occupant(s) that will allow another Guest to move in immediately. KSU Housing and Residence Life reserves the right to make temporary assignments and to assign or reassign accommodations for the benefit of KSU, the Guest, KSU Housing and Residence Life, or a living unit.

VII. ACCESS TO ROOM/APARTMENT

A. RIGHT TO ENTER. KSU shall at all times during the term of this agreement retain legal ownership and ultimate possession and control of the Guest's room/apartment and/or KSU property assigned to such room/apartment. KSU reserves the right to maintain and preserve the residence halls and apartments. The Guest hereby agrees that housing staff and personnel and/or KSU Facilities personnel may enter the Guest 's room/apartment at any reasonable time for safety inspection, maintenance, cleaning, inventories, or as necessary pursuant to a health emergency, epidemic, or pandemic, to claim KSU property, pest control, occupancy verification and/or general repair. The Guest hereby authorizes KSU personnel to allow access to the Guest 's room/apartment when access is requested by any law enforcement officer possessing a valid search or arrest warrant. KSU reserves the right to remove and hold in storage any items deemed hazardous to the building or its occupants (i.e., expired food, explosives, firearms,

alcohol, chemicals, open flame burning items, hunting bows, or weapons).

B. OFFICIAL CHECK OUT. The Guest is liable for all housing charges, regardless of occupancy, until the day the Guest properly checks out with an authorized official of KSU Housing and Residence Life. A Guest is not officially checked out of the residence hall/apartment until all of the following occur:

i. The Guest has removed all personal property from the premises;
ii. The room/apartment has been cleaned by the Guest;
iii. The proper check-out records and keys have been returned to KSU's Housing and Residence Life Staff during the agreed upon check-out period.

VIII. INSURANCE RESPONSIBILITY

KSU its officers, employees or agents are not responsible for the loss, damage, or destruction of the Guest's personal property. Although precautions are taken to maintain adequate security and maintenance, KSU does not assume any legal obligation to pay for injury to persons (including death), or loss of or damage to items of personal property which occurs in its buildings or on its grounds, prior to, during, or subsequent to the term of this License. The Guest is strongly encouraged to purchase and maintain appropriate property or rental insurance, or to confirm that their family homeowner's policy will cover such possible losses. If insurance coverage is desired, it is the Guest's responsibility to acquire such coverage.

IX. GUEST RESPONSIBILITIES

Violations of any of the following provisions may result in fines, sanctions and/or removal from KSU Housing and Residence Life.

A. DAMAGES

1. The Guest is individually responsible for the cost of cleaning, replacement or repair of any breakage or damage within his or her room/apartment.
2. The Guest is jointly responsible for the cost of replacement or repair of any breakage or damage in the common areas within his or her assigned hall or apartment. Charges will be equally assessed upon each member of the assigned room, hall, or apartment in which the Guest resides in the event the responsible person remains unknown (collective liability).
3. The Guest is responsible for the condition of the room/apartment during the License Term and all furnishings which are assigned to him/her and to his/her roommate(s). Guest shall reimburse KSU for all damages to or loss of these furnishings.
4. Pets are prohibited in or around the Residence Halls. This also applies to visiting pets. The Guest must comply with all KSU policies regarding animals on campus, including service animals (as defined in accordance with the ADA policy) and Emotional Support Animals, in the residence halls, or apartments or adjacent grounds and must have written permission from KSU.

5. The Guest is responsible for the expense of the repair or replacement of any property in public areas of the Residence Hall or within any room/apartment determined to have been damaged by a visitor(s) of the Guest.
6. The Guest is responsible for maintaining the cleanliness of his/her room/apartment. Charges for damages and/or cleaning shall be assessed to the Guest.

B. ALTERATIONS. No changes may be made in the residence halls or apartments by the Guest without written permission from KSU Housing and Residence Life. This includes, but is not limited to: shelves, partitions, lofts, window coverings, wallpaper, painting, plumbing, heating, other structural changes or alterations to furniture, or the removal of KSU furniture and its replacement with items owned by the Guest. Furniture or plants from common areas, lounges and study areas are not allowed in the Guest's room or apartment.

C. PROHIBITED ITEMS. Guest shall not use or store in Guest's room, storage area or common area any of the following:

1. Firearms, ammunition, explosives (including firecrackers and fireworks), weapons, hunting bows, pellet or bb guns, knives with blades longer than 3 inches in length, paintball guns, arrows, martial art equipment, hazardous chemicals, gasoline driven vehicles of any kind, vehicle parts, heavy repair equipment or accessories to any vehicle or engine parts.
2. Electrical items other than clocks, radios, stereo equipment, televisions, computers, or other low-wattage appliances. Microwave ovens must use less than 10 amps of power. Mini Refrigerators must be four-point five (4.5) cubic feet or smaller.
3. Outside television or radio antennas or satellite dishes.
4. Waterbeds or water-filled furniture.
5. Motorcycles of any type.
6. Neon signs.
7. Open flame-burning or coiled hot plates.
8. Halogen-torchiere lamps
9. Air-conditioning units.
10. Heat lamps.

The presence of any of the above items in a Guest’s room may result in the immediate termination of this Agreement, as well as disciplinary or legal action.

D. NO SOLICITATION OR COMMERCIAL USE. Guest's room/apartment shall not be used for commercial or solicitation purposes. Violation of this provision may result in the immediate termination of this Agreement, as well as disciplinary or legal action.

E. PROHIBITION AGAINST SUBLETTING. Except as described in the “Overnight

Visitors" provision in this Agreement, the Guest's room/apartment shall not be sublet or otherwise made available for residence by Guest to other individuals.

F. DOOR ACCESS. The Guest is prohibited from tampering with any KSU locks or installing new or additional locks or deadbolts. The Guest shall not alter or duplicate any residence hall, apartment or exterior door keys.

G. COMPLIANCE WITH APPLICABLE LAWS AND POLICIES.

1. The Guest is required to comply, at all times, with all KSU policies and procedures, as well as all applicable law, including laws prohibiting gambling and the possession of illegal drugs, and is required to comply with all state regulations regarding meningococcal disease notification.
2. The Guest is responsible at all times for all activities in his or her assigned room or apartment in accordance with this License Agreement, KSU policies, and applicable federal, state, and local laws, rules, regulations, and orders.
3. The Guest shall not threaten, disturb, harass, or interfere with any KSU staff in performance of their duties and responsibilities.
4. The Guest will not tamper with any fire equipment, i.e., pull alarms, hoses, fire extinguishers, heat sensors, smoke detectors, sprinkler heads etc. Violation of the above will result in a fine and/or notification of KSU Police and/or local law enforcement agencies for possible criminal charges.
5. Kennesaw State University is committed to the health and well-being of all members of the KSU community. A smoke/tobacco-free campus means that everyone, including visitors, is free to travel and visit anywhere on campus without having to avoid potentially health-hazardous situations. Accordingly, KSU's residence halls and apartments are smoke-free. Smoking in KSU's rooms or in common areas may result in the immediate termination of this Agreement.

X. GUEST NON-COMPLIANCE.

In the event the Guest fails to comply with any of the Terms and Conditions of this License Agreement, KSU Housing and Residence Life may take the following actions against the Guest:

A. Terminate this Agreement as set forth in Section V. herein;

B. Serve notice to vacate the premises pursuant to applicable KSU policies and state laws;

C. Access to premises will be revoked;

D. Take action to recover the cost of damage caused by the Guest and/or his or her visitor(s); and

E. Utilize any and all available remedies, including equitable and legal, judicial and/or administrative relief.

XI. OVERNIGHT VISITORS

Visitors are welcome to stay in the residence halls and apartments for a period of up to three consecutive nights, with a maximum of ten nights per reserved period, provided all of the following conditions are met: a) Space is available; b) Guest extending invitation is present during the visitor's stay; c) Overnight visitors are acceptable to all roommates, since an Guest's right to occupy his/her room without the presence of an overnight visitor shall take precedence over the right of a roommate to host an overnight visitor; d) The Guest assumes responsibility for all the visitor's actions, damages and violation of rules; e) Visitors must adhere to all federal, state and local laws, and KSU and housing policies; f) Use of community bathrooms including shared bath areas in suite/apartments by members of the opposite sex is prohibited; g) Guest notifies Housing and Residence Life staff of any overnight visitor. Visitors will be subject to immediate eviction if their behavior is deemed inappropriate.

XII. FEES

The Guest agrees to pay all court costs and reasonable attorneys' fees, whether or not court proceedings are necessary, that may be incurred to enforce KSU's rights under this agreement.

XIII. MISCELLANEOUS

A. HEADINGS. The headings or titles preceding each section hereof are for purposes of identification and convenience only and should be disregarded in construing this Agreement.

B. ACKNOWLEDGEMENT AND RELEASE. Guest acknowledges and agrees that KSU does not promise, warrant, or guarantee the safety and security of Guest, Guest's visitor (s), or Guest's personal property against the criminal actions of the other residents or third parties. Guest acknowledges and agrees that KSU will not be liable for any damage or injury to Guest, Guest's visitor(s), or Guest's personal property or to any person entering the room assigned to Guest or common areas in KSU Housing, for injury to person or property arising from theft, vandalism, or casualty occurring in the room space assigned to Guest.

C. INDEMNIFICATION AND RELEASE. Guest agrees to indemnify and hold harmless KSU and its directors, board members, agents, affiliates, and employees from and against all claims, actions, judgments, damages, liabilities, costs, demands, losses, and expenses (including, without limitation, reasonable attorneys' fees and disbursements) resulting from or arising out of injury to the person or property of Guest or Guest's visitors while Guest resides in the room space, regardless of the cause. Guest hereby releases and forever discharges and holds harmless KSU and its respective directors, board members, agents, and employees from and against any and all demands, causes of action and/or judgments of whatsoever nature or character, past or

future, known or unknown, whether in contract or tort, whether for personal injuries, property damage, payments, fees, expenses, or any other monies due or to become due, or damages of any kind or nature, and whether arising from common law or statute, arising out of, in any way, this Agreement and the use of the room space.

D. ENTIRE AGREEMENT. This Agreement represents the entire and integrated agreement between KSU and the Guest and supersedes all prior and contemporaneous negotiations, representations or agreements, either written or oral. This Agreement may be amended only by a written agreement signed by KSU and Guest.

XIV. GOVERNING LAW

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

I have read and understand the terms and conditions of this License Agreement. I understand that this agreement obligates me to reside in the residence halls or apartments for the duration of my reserved dates, or remainder thereof, as applicable.

_____	_____	_____
Guest Signature	Printed Name	Date

MENINGOCOCCAL DISEASE ACKNOWLEDGMENT

By statute, Georgia Code Section 31-12 -3.2 requires that all Guests living in campus housing to be informed of the risks and issues regarding meningococcal disease. Meningitis is an infection of the fluid of a person's spinal cord and brain. The two major types are viral and bacterial. Meningococcal disease is a contagious, but largely preventable infection of the spinal cord fluid and the fluid that surrounds the brain. Meningococcal disease is a serious condition that can lead to death within only a few hours of onset; one in ten cases is fatal, and one in seven survivors of the disease is left with severe disabilities, such as the loss of a limb, mental retardation, paralysis, deafness or seizures; Scientific evidence suggests that college Guests living in dormitory facilities are at a moderately increased risk of contracting meningococcal disease and immunization against meningococcal disease will decrease the risk of the disease.

By signing this document, I acknowledge that I have received the above information about meningococcal disease and am aware of the risks associated with this illness and living in a residence hall or dormitory. I certify that I am 18 years of age or older and have received a meningococcal vaccination within the last five years.

_____	_____
Guest Signature	Date

_____
Printed Name

Attached Exhibits: Exhibit A (Guest Summary of Fees) & Exhibit B (Guest Lodging Accommodations).

EXHIBIT A

Guest Summary of Fees

Community	Amount
Kennesaw Campus Housing	
University Village	
4 x 4 (4 Bedroom, 4 Bath)	**$45/night**
Marietta Campus Housing	
Hornet Village	
Single Room (Private Bedroom, Shared Bath)	**$41/night**
Double Room (Private Bedroom, Shared Bath)	**$41/night**
Additional Fees	
Lockout Fee	**$25** (due at time of service)
Lost Access Card	**$50** (due at time of service)
Damage Fee	**At Cost** (billed after assessment)
Excessive Cleaning Fee	**At Cost** (if applicable)

Payment Schedule:
A $500 non-refundable reservation deposit is required no later than five (5) days prior to the Guest's scheduled move-in date. Failure to remit the required deposit by the deadline may result in cancellation of the reservation and reassignment of the space by KSU Housing and Residence Life

May check-in / June check-out
- 100% balance due June 1st

May check-in / July or August check-out
- 50% of balance due June 1st
- Remaining 50% balance due July 1st

June check-in / June check-out
- 100% balance due prior to move-in date

June check-in / July or August check-out
- 50% of balance due prior to move-in date
- Remaining 50% balance due July 1st

July check-in / July or August check-out
- 100% balance due prior to move-in date

EXHIBIT B

Guest Lodging Accommodations

1. Accommodations. KSU agrees to provide to Guest accommodations based on the provided dates of the License Term. Guest shall be responsible for all applicable fees associated with the reserved License Term. Guest shall be responsible for any loss of or damage to any of KSU's property.

2. Check-in and Check-out. Check-in and Check-out times are as set forth in the License Term. Early arrival and/or late departure must be arranged with KSU.

3. Assignment. In the event that the accommodations assigned to Guest are destroyed or otherwise made unavailable and KSU does not furnish other accommodations, this agreement for lodging accommodations shall terminate.

4. Personal Property. Guest agrees that KSU shall not be responsible for loss of, or damage to personal property through fire, theft, or other causes.

5. Access Credentials. Access Credentials will be provided to Guest. The charge for a replacement of access credentials is $50.00/per incident per person. Replacement cost will be charged directly to Guest.

6. Lockouts. KSU is responsible for performing lockouts for Guests. When KSU has to execute a lockout, there will be a fee of $25 per incident.

7. Healthcare. Guest acknowledges and agrees that no healthcare services or facilities are provided by this agreement. Guest shall be responsible for the health care costs and arrangements necessitated by any illnesses and/or accidents.

8. Trash Removal. Guest shall be responsible for the removal of any trash from the room/unit and common area. There will be a $25 fee for any trash left in rooms and common area spaces.

9. Right to Enter Room. KSU reserves the right to enter any room or apartment for the purpose(s) of inspection, repairs, extermination services, or to control the room or apartment in the event of any epidemic, emergency or any other reason in accordance with KSU's policies.

10. Compliance with Laws, Regulations and Policies. Guest agrees to adhere to all of KSU's policies, regulations, guidelines and all local, state and federal laws concerning health, safety and public order. Failure of Guest and/or any visitors of Guest to comply with these laws, regulations or policies may result in forfeiture of the privilege of using KSU's facilities, or termination of this agreement, as well as other damages allowed under applicable law. KSU's regulations and policies include but are not limited to the following:

   a. No alcohol or drugs may be consumed or brought onto KSU's property.

b. No smoking or tobacco use will be permitted in any room or apartment or in KSU's buildings or on KSU's property.

c. No firearms, weapons or ammunition (except as specifically allowed by applicable federal or state law) or fireworks, explosives or highly flammable materials will be permitted within KSU's buildings or on KSU's property.

d. Except for service animals, no animals will be permitted in rooms or apartments or in KSU's buildings without KSU's prior written permission. Service animals need to be disclosed to KSU prior to checking in in order to offer proper accommodations.

e. No hot plates or other cooking appliances will be permitted in rooms or apartments. Cooking may be allowed in kitchen areas only.

f. No remodeling or renovating of rooms or furniture will be permitted, including but not limited to tampering with the electrical or mechanical fixtures, placement of antennas or appliances out of the windows, removal of or addition of furniture without permission of KSU.

g. No alterations whatsoever of the rooms or apartments will be permitted, including attaching any object by adhesives, nail or screw without permission of KSU.

h. No tampering with or removal of windows or window screens from any part of any KSU's building will be permitted.

i. No tampering with the fire system or firefighting equipment will be permitted.

j. No removal of lounge or common area furniture into individual rooms or apartments will be permitted without permission of KSU.

k. No removal of individual room or apartment furniture into the lounge, common area, or another individual room/apartment will be permitted without permission of KSU.

l. No gambling or solicitation in any form will be permitted.

m. No parking in the service or fire lanes adjacent to KSU's buildings will be permitted.

n. The parking of Guest vehicles must comply with university parking regulations.

o. Disobedience to staff: Refusal to follow reasonable instructions from Housing and Residence Life staff and university officials.