

PEABODY CONSERVATORY OF THE JOHNS HOPKINS UNIVERSITY
ROOM AND BOARD CONTRACT
AY 2023-2024

For Office Use Only

Floor: _____

RA: _____

PLEASE PRINT WHEN COMPLETING THE FOLLOWING INFORMATION:

Name of Student: _____ Date of Birth: _____

RESIDENCE REQUIREMENT: The Peabody Conservatory residency requirement applies to students engaged in the first two years of full-time undergraduate study at the Conservatory. Those students living at home with a parent or guardian or who are 21 or older prior to their first day of fall classes may apply for an exemption to this policy. No exemption request will be considered final until the student has received written notification from the Residence Life Office.

New students admitted to the Conservatory from high school are required to live on-campus for their first two full academic years regardless of the class standing (credit hours) they attain. Transfer students are required to live on campus for one year. Students entering the Conservatory in the Spring Semester must live in the Residence Hall for their entering semester and the following academic year.

In the spring of each year, a housing process occurs during which students may choose housing for the upcoming year. Students subject to the residency requirement who do not choose a room during the room selection process will be assigned and billed for a room by the Residence Life Office. Be advised that all second-year undergraduate students are required to live in the Residence Hall unless an exemption has been granted as provided above; **lack of notice or clerical error is not considered to be a waiver of this requirement.**

GENERAL INFORMATION: This housing contract is a license for room accommodations for the period beginning **Sunday, August 20th, 2023, or Thursday, August 24, 2023,** depending on your assigned move-in time. All students living in the Conservatory residence halls are required to participate in the Board Plan. Board Plan service will begin on **Sunday, August 20, 2023.** The Board Plan will be provided throughout the academic year with the exceptions of Fall, Thanksgiving, Winter, and Spring Breaks and may operate on a reduced schedule during times when the University is operating on a reduced schedule. The Board Plan will conclude with brunch service on **Friday, May 17, 2024.** The housing contract ends at **12:00 PM on Saturday, May 18, 2024.** Any student failing to vacate their room by the posted closing time will be assessed a \$150 late-departure fee. Students are unable to access or occupy Residence Hall rooms during times when the Residence Halls are closed, including during the winter break and summer break periods. **Resident students may not be permitted to move into the Residence Halls unless they have paid their tuition and room and board fees in full and have submitted a completed Pre-Entrance Health Form to the JHU Student Health and Wellness Center.** This contract cannot be assigned without the written permission of the representative designated by the Associate Director of Housing and Residence Life. Release from this contract is permitted only with the written approval of the Associate Director of Housing and Residence Life or other appropriate designated school official.

THIS CONTRACT FOR ROOM AND BOARD IS BINDING FOR THE ENTIRE 2023-2024 CONTRACT TERM.

Student/Parent/Guardian hereby agree(s) to pay the associated charges for the room and board plan. Charges shall be billed before the beginning of each semester and must be paid by the posted due date for the term.

HOUSING ASSIGNMENTS: Subject to the availability of space, the Conservatory will make reasonable efforts to assign rooms according to student preferences on the room assignment questionnaire but will not guarantee assignment to a particular occupancy or cost category.

If a student vacates or fails/refuses to take possession of the assigned room before the end of the term indicated, for reasons other than formal withdrawal from the Peabody Conservatory, the student remains responsible for all charges related to that room.

VACATING AND REASSIGNING ROOMS: The Peabody Conservatory reserves the right to require the student to vacate the room assigned, whenever, in its sole judgment, such action is deemed appropriate in the interest of order, health, safety, discipline, or efficiency of operations. The Conservatory reserves the right to consolidate students into partially filled rooms or to assign additional students, at any time, if a room is not fully occupied. If the assigned room is in an area that is under construction, the Conservatory reserves the right to relocate the student to alternative housing in the event such construction is not completed by the applicable move-in date.

ROOM CHANGES: Room changes must be authorized by the Associate Director of Housing and Residence Life or other designated campus official. For the first month of the academic year, room changes will only be approved in the case of true emergency. After that time, students who request to change rooms due to roommate conflicts must first review the Roommate Agreement signed in the beginning of the semester. The Resident Assistant on the floor will be asked to mediate and attempt to reach a new agreement between the roommates. If needed, the Associate Director of Housing and Residence Life, or other appropriate school official, will be asked to intervene if the situation continues to escalate. Ultimately, the Associate Director of Housing and Residence Life, or other appropriate school official, will make the final decision for all room changes.

TERMINATION: The following shall constitute the only circumstances under which this Housing Contract may be terminated:

1. **For Default by Student:** Upon a default by the student on the terms of this contract or payments, the Conservatory shall have the right to terminate by giving the student written notice one week in advance stating the date of termination of the contract. In the event the Conservatory terminates this contract by reason of default, the student may be liable to the Conservatory for any loss of revenue caused by such termination.
2. **For Early Withdrawal from the Conservatory:** A student may terminate this contract if the student formally withdraws from the Conservatory (including a medical leave of absence) prior to the end of the 10th week of the applicable semester, and, in such event, the Conservatory shall give a prorated per week refund of the charges paid. The student shall have no other right to terminate this Housing Contract.
3. **For Catastrophe or Disaster:** If the Conservatory cancels all classes by reason of a catastrophe or disaster (i.e., a pandemic disease, war, etc.), the Conservatory shall have the right to terminate this contract. Only if the Conservatory elects to terminate this contract prior to the end of the 10th week of the applicable semester shall the student be entitled to a pro-rata per week refund of the room and board fees paid hereunder, and such refund shall be determined in accordance with Conservatory policy.
4. **For Disciplinary Reasons:** The student agrees to abide by all of the provisions and policies set forth by the Peabody Conservatory and the Johns Hopkins University. The Peabody Conservatory may terminate or cancel this Contract if the student is suspended or dismissed from Housing or the Conservatory for disciplinary reasons. Such instances may include but are not limited to student conduct that is unlawful; disruptive; disturbing; or destructive to other occupants of the Residence Hall. In such cases, the student must vacate within 24 hours of receiving written notice of his/her suspension or dismissal. In cases where a student's conduct is determined to pose a threat to the residence hall, its inhabitants, the Conservatory, or other students, faculty, or staff, a student may be instructed to vacate the premises immediately. No refunds will be granted when a contract is cancelled for disciplinary reasons.

VACATING THE UNIT: When vacating the residence hall, residents must return their room keys to the Residence Life Office. If students do not return their keys, they will be charged \$150 for a lock change. If students vacate before their contract ends, the Residence Life Office must be informed, and proper checkout procedures must be followed. Students must remove all personal belongings from their room prior to vacating. A student making a room change within the residence hall must return his or her previous room key to the Residence Life Office immediately upon relocating. Failure to do so may result in a \$100 charge for a lock change. In the event of a permissible early termination of this contract, the student will continue to be responsible for paying all housing and meal plan costs until all belongings are removed from the assigned room and keys are returned to the Residence Life Office. The student is required to remove all personal property from the assigned room and return all keys upon termination of this contract. Any personal items that remain in

the assigned room after this contract has ended, or after a relocation has been completed, will be deemed abandoned and will be removed and disposed of by the Conservatory. The cost of removal and disposal will be charged to the student. Note: The student is advised that the Conservatory does not have space to store items left behind in any Conservatory building, and such items will be disposed of or donated to charity as the Conservatory deems appropriate in its sole discretion.

STORAGE: Due to the lack of adequate, safe, on-campus storage space, no students may store items on campus over the summer.

SMOKE FREE POLICY: Smoking is prohibited inside the Peabody Institute buildings, including but not limited to practice rooms, studios, residence hall rooms, lounges, bathrooms, stairwells, and elevators. In addition, removing window screens or window safety bars and leaning out of windows to smoke is prohibited.

INJURY/LOSS OF PROPERTY: The Conservatory shall not be liable in any event for loss of, or damage to, any property entrusted to any of the Conservatory's employees or agents by the student or other parties without the Conservatory's specific written consent to be so obligated, or for loss or damage to any property of the student (or the student's guests) within the assigned room, the Residence Hall, or grounds due to any cause whatsoever. Also, the Conservatory shall not be liable in any manner for any loss, injury, or damage incurred by the student from acts of theft, burglary, or vandalism. Students are encouraged to lock their doors at all times and obtain insurance for personal property.

PROHIBITED ITEMS: For safety reasons, halogen lamps (of any type or size), hookahs, candles, incense, weapons of any type, and pets are prohibited in Peabody housing. Any of these items found may be confiscated and disposed of by the Conservatory. A complete list of prohibited items can be found on the conservatory's website.

DAMAGE CHARGES: The student is liable for damage to the premises caused by an act or omission of the student and student's guest. A final inspection by a Peabody staff member will occur after move-out in May, or any other time when a student vacates their residence hall room, to assess any damage to the room. The student agrees to reimburse the Peabody Institute for damages and defacement of any space the student occupies during the term of this contract exclusive of normal wear and tear. The room must be left in "broom clean" condition; failure to do so will result in a custodial cleaning charge. Damage to common areas will be calculated and proportionally charged to the residents on the floor and/or tower unless the person(s) causing such damage can be positively identified. **No grades, transcripts, or degrees shall be released until all charges, including but not limited to damage charges, have been paid in full.**

RIGHT OF ENTRY: By signing this contract, the student grants the Conservatory and its agents the right to enter the premises for inspection at any time whenever necessary for purposes of repair, maintenance, safety check, and break closures. The right of entry includes but is not limited to agents of the Institute who enter the premises for the purpose of inspection and treatment of rodent and insect infestation or inspection for compliance with housing regulations. Residential Life personnel may also enter if a safety or policy violation is perceived to be occurring in the room, and no one is answering the door.

ENTIRE AGREEMENT: This contract, which includes the attached [Room and Board Contract Addendum](#), is an agreement between the student and the Peabody Conservatory regarding room and board and supersedes all prior and contemporaneous understandings and agreements, whether oral or in writing, between the parties respecting the subject matter hereof.

CONTRACT SIGNATURES

I have read and understand this contract and agree to its terms for the period indicated.

Signature of Student

Date Signed

Signature of Parent/Guardian of Student under 18 years of age

Date Signed

Associate Director of Housing, Residence Life

Date Signed