



Catamount Advance Housing Terms & Conditions 2023-2024

The housing contract includes the room fee for the 2023-2024 academic year.

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The Residential Life *Catamount Advance Housing Contract Terms & Conditions* is a living document. The Department of Residential Life (hereinafter referred to as “Residential Life”) reserves the right to change, modify, and/or amend any of the information in this document, notifying Catamount Advance students of policy or procedural changes as they occur. The latest version of this document is available at reslife.uvm.edu. The residential living arrangement for this Program for the 2023-2024 academic year will be housed on a floor within the Spinner Place apartment building (“CA Residential Housing”). Spinner Place is an off-campus student apartment building located near campus in Winooski, Vermont, and includes UVM student residents, as well as students from other area academic institutions. All Catamount Advance students will have access to the local Green Mountain Transit (GMT) system to get to and from the main campus for class, campus clubs, events and more, with a stop conveniently located in front of Spinner Place. All GMT is unlimited access and fare-free with your valid UVM ID. Redstone is the on-site property manager for Spinner Place (“Property Manager”), who works in partnership with UVM Residential Life.

STATEMENT OF STUDENT RESPONSIBILITY

All who work, live, study, teach, do research, conduct business, or participate in the University of Vermont community are part of the University by choice. By making that choice, each of us agrees to contribute to an educationally purposeful community, which by virtue of its composition and conduct prepares us to live in a diverse and changing world. Actions that conflict with community standards will be referred to the appropriate campus conduct system.

WHO WE ARE

Our residential spaces—often a student’s first home away from home—is where our staff guides students to learn more about themselves and their peers.

In this setting, we help form our students into leaders on campus and beyond by developing them to engage with difference. Their meaningful and significant residential experience has the power to shift the perception and reputation of our university.

Mission and Vision Statement

Guided by our values, the UVM Department of Residential Life supports the holistic development of Catamount Advance students by providing a safe and inclusive learning environment. We leverage innovative and proven practices to create communities where students are healthy, engaged, and successful.

Values

Innovation: Informed by best practices and leading assessment efforts, we bring together the best minds to create an impactful, dynamic, and meaningful residential experience.

Collaboration: Driven by a deep-rooted dedication and sense of responsibility to our students,

we come together across teams and departments to support the academic and social success of our students.

Equity and Inclusion: We prioritize and commit to supporting student learning across different identities, cultures, and backgrounds. The diversity of experience and identities present on a college campus, and indeed within the Catamount Advance, provides a unique opportunity to develop the skills, attitudes, and relationships necessary to successfully engage and positively impact a diverse and changing society.

Community: Our CA Residential Housing is more than a place to sleep. We develop and emphasize strong communities where all are welcome and relationships are developed. Intentional community-building opportunities allow students to learn where they live.

Student Learning & Development

The skills we strive to develop in all students include:

Displaying Empathy: Being emotionally in tune with others. Perceiving and addressing the emotions of others. Placing a high value on the feelings of others and responding to emotional cues.

- When effectively developed, our students demonstrate self-regulation around activities in the residential environment, are aware of impact on fellow building and community residents (i.e., being mindful of noise level), and observe and self-reflect on the feelings of others.

Authenticity: Being transparent and trustworthy. Developing credibility. Aligning words with actions. Living out values. Presenting oneself and one's motives in an open manner.

- When effectively developed, our students feel comfortable being themselves in any setting. They refrain from using substances to cope with challenging experiences. They accept responsibility for their actions while recognizing that their failures and shortcomings are not the totality of who they are.

Developing Relationships: Building a network of trusting relationships. Creating meaningful connections. Encouraging opportunities for relationships to grow and develop.

- When effectively developed, our students feel as though they have a supportive network of people on campus and can connect with peers and on-campus resources as well.

Capitalizing on Difference: Benefiting from multiple perspectives. Recognizing that our unique identities, perspectives, and experiences are assets, not barriers. Appreciating and using differences as an opportunity to create broader perspective.

- When effectively developed, students can comfortably engage with peers who have differing values; understand that what is true for them is not a universal truth. Students will realize how experiences and identities shape how they view the world and interact with others, while

reserving judgment and being open to different perspectives.

Managing Conflict: Identifying and resolving conflict. Working through differences to facilitate the group process. Skillfully and confidently addressing conflict to find best solutions.

- When effectively developed, our students address issues with their peers (i.e., roommates, friends, and classmates) first before involving others, accepting critical feedback without defensiveness, and using feedback to learn and grow. Students will understand that a difference of opinion does not need to cause conflict; and it is possible to work towards identifying some common ground.

Restorative Practices

For students and staff alike, we use [Restorative Practices](#) (RP) as a foundation to help build healthy, engaged, and successful communities, and to inform the way we respond when harm occurs. Most often this takes the form of circles, which are a way of structuring communal time to ensure that all present are able to have their voices included. RP emphasizes the value of building connections individually and as a community. It can be a useful tool for residence halls, towns, neighborhoods, and even families.

Measuring Our Success

Intentional and strategic assessment enables us to evaluate the physical and programmatic aspects of the residential experience. Through informal and formal assessment, we are able to make data-driven changes to enhance the experience and propel student learning and staff development.

I. INTRODUCTION AND GENERAL POLICIES

A. Conduct

All students are required to abide by the rules of the University including those outlined in this *Catamount Advance Housing Contract Terms & Conditions*, the [Code of Student Conduct](#), and any other rules or conditions for living in the Catamount Advance residence that the University or Property Manager may impose for the health, safety, or welfare of residents and the University / local community. Residential Life will take appropriate action, including termination of the *Catamount Advance* Housing Contract, for conduct that is found to be in violation of University policy, including but not limited to the [Code of Student Conduct](#), or that is otherwise detrimental to the welfare of the residential environment. Termination of the *Catamount Advance* Housing Contract may also include suspension or permanent prohibition from living in the University's residential facilities.

B. Non-discrimination Clause

Residential Life does not discriminate against any student with respect to eligibility for housing on the basis of sex, race, creed, color, age, ability, national origin, religion, sexual orientation, gender identity or expression, status as a veteran, or other protected category.

C. Administrative Procedures

Residential Life establishes administrative procedures so that students can obtain housing when it is available. For safety reasons, and to ensure proper billing, all students must check in, check out, and change rooms through these established procedures to ensure an accurate list of room assignments and vacancies can be maintained.

D. Resident Responsibility for Guest(s)

All rules and regulations set forth by the University of Vermont and Residential Life will apply to all residential students and their guests. Specifically, all assigned occupants of an apartment may be subject to the same response under the University of Vermont's [Code of Student Conduct](#) as the actual violators, which includes sanctions received if found responsible for the charges. Residents are responsible for their guests' behavior and conduct on or affecting University property or the CA Residential Housing. Students are therefore responsible for ensuring that all guests know and behave consistently with the Code. Any person involved in an incident who is not deemed to be an assigned occupant of the apartment where the incident occurred will be deemed a "guest" under the Code.

E. Terms & Conditions Compliance

Residents, by virtue of occupancy, agree to comply with the *Catamount Advance Housing Contract Terms & Conditions*, the [Code of Student Conduct](#), other University policies, *Spinner Place Community Policies*, as well as applicable federal, state, and local laws. Students are responsible for reviewing, understanding, and abiding by the University's policies, procedures, requirements, and deadlines as described in all official publications.

F. Liability Policy

1. University Liability

The University of Vermont shall not be liable to resident(s) or their guest(s) for injury to any person or damage to any personal property caused by water, rain, snow, fire, steam or sewer pipes, plumbing, stoves, refrigerators, washers, dryers, or anything else that is beyond its control. Liability for all such risks and/or damage to personal property is expressly assumed by the resident.

The University of Vermont reserves the right to subrogate against any student(s) or guest(s) of a student whose actions or inactions are the direct cause of injury to persons or damage to University property or student personal property.

2. Personal Property Insurance

The University of Vermont cannot purchase insurance for students through individual or group plans. It is strongly recommended that all residents obtain appropriate personal property and liability insurance.

Residents are encouraged to adequately insure and keep a record of their personal belongings, including serial numbers, and to register bicycles and other valuable property with [UVM Police Services](#). For safety reasons, personal effects cannot be placed in

hallways, stairwells, bathrooms, or other common areas outside of the resident's apartment. Personal property left after the approved period of occupancy will be removed and held for a maximum of 30 days, subject to all fees and costs UVM incurs, including but not limited to, removal fees, storage fees, cleaning fees, shipping fees, and/or disposal fees. **The University is not responsible for theft of or damage to residents' personal property or belongings.**

II. ELIGIBILITY AND OCCUPANCY GUIDELINES

A. Residency Requirement

The University of Vermont considers the residential living experience an integral and necessary part of the total education of its students. **For that reason, the University has a residency requirement of between two and four semesters for certain student populations. Catamount Advance students who successfully matriculate following the CA year will be required to live on campus for their first two semesters (i.e. sophomore year), absent an approved exception.**

B. Unregistered Students

Students who are not registered for Catamount Advance (i.e., withdraw from classes either voluntarily or involuntarily or as a result of suspension or dismissal after a student conduct process) are no longer eligible to reside in the CA Residential Housing facility. Students who are no longer registered for Catamount Advance have 48 hours from the date of withdrawal to check out of their room and must follow checkout procedures established by Residential Life.

C. Accommodation Requests

Students with disabilities may be eligible for ADA accommodations in residential housing. To request a disability-related accommodation, students should contact [Student Accessibility Services](#) (SAS). It is the responsibility of the student with a disability to request accommodations within Residential Life deadlines. Late requests limit housing options within Residential Life, and may result in an inability to fulfill all or part of the approved accommodation.

Incoming Catamount Advance students need to request a disability-related housing accommodation for fall semester prior to June 30 of each year. Requests made after this deadline or during the middle of the semester for the current academic year will only be met in accordance with room availability.

D. Housing Format

Students are housed in shared apartments with private bedrooms within the CA Residential Housing. **Residents are responsible for the regular care and cleaning of their own rooms, the common areas in the apartment, and bathrooms.**

E. Maximum Room Occupancy

In order to maintain a safe living environment for all, maximum apartment occupancy has been established at all times to be four persons, including the occupying residents, for apartments with two bedrooms and eight persons, including occupying residents, for apartments with four bedrooms. Residential Life may alter room occupancy limits in accordance with section III.G.

F. Hosting Guest(s)

1. Definition of a Guest

A guest is defined as either:

- an individual who is not a student of the University, or
- a University of Vermont student who lives elsewhere on campus or off campus.

2. Host Responsibility for Guest(s)

Hosts assume responsibility for the conduct of their guests within the CA Residential Housing facility. Residents hosting guests must do so in a responsible manner so the rights and property of roommates and other residents of the CA Residential Housing and Spinner Place are protected from unwanted intrusions and vandalism.

3. Absence of Residential Host

A guest may not occupy a room and/or bed space in the absence of the host.

4. Permission to Remain Overnight

A guest may only remain overnight in a room if the guest has the permission of all assigned occupants of the apartment. It is the responsibility of the residential host to ask for and obtain permission from all assigned occupants for the guest to remain overnight. Overnight is defined as the hours between 11:00 p.m. through 9:00 a.m. the following morning. **Overnight guests are not permitted during academic breaks.**

5. Length of Stay

To ensure the rights of all residential students, guest(s) may only stay a maximum of two consecutive nights, and only when the residential host has obtained permission from all occupants of the apartment. After two consecutive nights, there must be a seven-day intermission between the last overnight visit and the next visit. Additionally, a guest may not stay for more than six total nights in a 30-day period.

6. Restriction or Removal of Guests

Residential Life reserves the right to remove guests, or otherwise bar future access, when the conduct of the guest(s) so dictates. Residential Life may also alter guest access policies in accordance with section III.G.

G. Room Changes

1. Room Change Procedure

All room changes require the approval of Residential Life. Residents wishing to change rooms must submit a room change request to the CA Residential Housing staff. Room change requests for both the fall and spring semesters generally open at the end of add/drop period and are offered on a space-available basis.

2. Unauthorized Room Changes

Unauthorized room changes and/or other moves from an assigned residential space without following proper room change procedures through Residential Life staff are prohibited. Room changes are not permitted prior to opening in August or January. Residents are required to move into their assigned room and remain there until a room change has been approved. Residents who complete room changes without prior approval are subject to disciplinary action.

3. Administrative Moves

In the interest of health, discipline, security, and the general welfare of students, Residential Life reserves the right to change or cancel room assignments on short notice, or immediately, depending on the circumstances, consistent with Sections 3.F and 3.G of this contract.

I. Academic Break Housing

The CA Residential Housing facility remains open for the Thanksgiving, winter, and spring academic breaks. Students who wish to stay for break must register online in advance and pay the applicable fee. Fees for academic break housing periods are listed in section III.D.

Residents who stay outside regular occupancy periods without permission, and those with permission who are found responsible for conduct violations during break periods, will be subject to additional charges for the applicable period and will not be eligible to register for academic break housing in the future.

J. Room Entry

While the University of Vermont respects the privacy of students living in the CA Residential Housing, a student's right to privacy is limited in some circumstances.

1. Room Entry for Maintenance Work, Repairs, and Corrective Action

In order to provide efficient service, Residential Life reserves the right to enter rooms or have the Property Manager's employees or agents enter between 9:00 a.m. and 4:30 p.m. without advance notice whenever a maintenance work order is generated and also reserves the right to enter rooms to make needed repairs or take corrective action in light of a health or safety concern, with or without generation of a maintenance work order. When entering rooms, Residential Life and University staff members, the Property Manager or other designees (e.g., contractors), have been instructed to perform the following steps:

- Knock on the room door, stating their name and position. If there is no response, personnel are to wait a few seconds and knock again more loudly, repeating their name and title. If there is still no answer at the door, or no indication that someone is in the room, they are to use their key to open the door six or seven inches and call out again. If there is still no answer and they do not see anyone, they are to proceed into the room and complete the work needed.
- Take appropriate public health and safety precautions, as required by law and

- University policy, when entering the space.
- Clean up debris and extra work materials after a job is completed.
 - Photograph the area of repair before and after completion of work.
 - Report any breakage or damage to the facility or UVM owned property beyond normal wear and tear.
 - Leave a note on the door and update the work order in the Spinner Place online system to notify the resident(s) of the status (e.g., completed, pending, etc.), as applicable.

When responsibilities have been delegated to non-University staff, this delegation must be made by the Director, or designee. The justification and procedure for room entry by delegates is identical to that of Residential Life staff.

2. Room Entry by Residential Life

Residential Life personnel serving as peer advisors and educators live and work with residents to assist them in addressing needs within the Catamount Advance residence and the university community. These community members have a duty rotation to assist with the safety of residents and facilities.

Residential Life personnel will typically conduct community walks between 7:00 and 11:00 p.m. Support for community walk personnel is triaged and handled by on-duty professional staff members of Residential Life.

Residential Life personnel responding to situations in their area are permitted to enter a space if the door is open and the occupant allows them to enter, or if they knock on a closed door and the occupant willingly opens it. Residential Life is also permitted to open apartment doors to enter the unit common area after knocking.

3. Room Entry for Cause

a. Justification for Room Entry

The University reserves the right to enter any apartment, without express consent, to ensure the health and safety of all residents. In accordance with the room entry procedure described below, Residential Life and/or the Property Manager are authorized to use a key to enter and inspect a room or apartment upon reasonable cause if they believe that a violation of any University health and safety policy or the terms of this contract has occurred, or where the health or safety of the occupants is believed to be at imminent risk (e.g., emergency situation). Grounds for reasonable cause to enter related to violations of policy include, but are not limited to: the sight or odor of smoke of any kind; the sight of alcohol or illegal substances; the sight of a weapon in the room; a tip or a report from a reliable source that alcohol, illegal substances, or a weapon are in a room.

b. Room Entry Procedure

Before entering a student's room, Residential Life and/or the Property Manager will first knock and announce who they are and that they intend to enter. If no response is received, the door will be unlocked using a key. Residential Life and/or the Property Manager will, from the doorway, again announce their presence and intent to enter. The student(s) occupying the room, if present, will be told the purpose of the entry and, if the purpose of entry is to determine the presence of prohibited items or substances, will be provided an opportunity to voluntarily produce any item or substance for which the entry has been made. Any inspection will be limited to that which is reasonably necessary to either confirm the presence of an illegal or prohibited item or policy/code violation, or to determine whether an imminent risk to health or safety appears to be present. Residential Life and/or the Property Manager will take whatever actions are necessary to respond to imminent risks to health or safety, including securing rooms and seeking assistance from law enforcement if illegal substances are present.

K. Check-in and Checkout Procedures

Students are required to follow the designated check-in and checkout procedures. They are expected to check in to their assigned rooms when the CA Residential Housing facility opens. Anyone not registered for classes due to a financial hold on their account will not be permitted to check in for the applicable semester until the hold has been removed. Students who do not check out of their rooms by the designated times and dates for closings may be assessed a \$50 late charge.

L. Non-transferable Contract

The University of Vermont Catamount Advance housing contract may not be transferred or assigned to any other person. Furthermore, all rooms and standard furniture are the property of Spinner Place and/or Residential Life and the University of Vermont and may not be sold or sublet.

M. Dining Services

1. Dining Options

Meal Plans feature a combination of Meal Swipes (access to our traditional dining halls and select retail locations, with some restrictions), Retail Points (a declining balance account) that can be used at all locations on campus, and Guest Swipes (for use in traditional dining halls only). Meals do not roll over from fall to spring semester but unused Retail Points will carry over from the fall to spring semester for students who remain on a dining plan. Any unused meals or Retail Points are forfeited upon contract termination (e.g., mid-year meal plan drops or withdrawal) or at the end of the academic year. The exception is that any additional Retail Points students add to their plan will roll over while they are enrolled at UVM.

Meal plan options include:

- **The All Access Plan** provides **unlimited** Meal Swipes, 150 Retail Points and 3 Guest Meal Swipes per semester. **This is the default meal plan for all first-time, first year students.**
- **The Retail Points Plan** provides 1450 Retail Points, 25 Meal Swipes and 3 Guest Meal Swipes per semester. This provides approximately 14 Retail Points per day and 1-2 Meal Swipes per week.
- **The All Access Plus Plan** provides **unlimited** Meal Swipes, 300 Retail Points and 5 Guest Meal Swipes per semester.
- **The Flex Plan** provides 160 Meal Swipes, 900 Retail Points and 3 Guest Meal Swipes per semester, which provides approximately 10 Meal Swipes and 60 Retail Points per week.

Irrespective of the plan chosen, Students may use up to 2 Meal Swipes per week from their meal plan at designated retail locations and times for a “Meal Exchange.” A Meal Exchange includes an entrée, a side, and a beverage. There is signage [located onsite](#) noting what is considered an entrée, a side, or a beverage. Meal Swipes reset every Monday and do not roll over week to week.

2. Meal Plan Changes

Returning and transfer students should pick the meal plan that best suits their needs; however, if they are not satisfied with their choice, they can change their plan with no change fee through the end of the add/drop period (i.e., the first two weeks of each semester). Differences in the cost of the meal plan, if any, will be billed to the student’s account.

First-time, first-year students will be assigned the **All Access Plan**. They can change their plan with no change fee through the end of the of the add/drop period (i.e., the first two weeks of each semester).

All students can switch their meal plans for spring semester starting November 1.

3. Termination of Meal Plan

When a meal plan contract is terminated, students will no longer have access to Meal Swipes and/or any unused Retail Points. Refunds of terminated meal plan contracts follow the policies outlined in section III. Financial [Obligations](#). Meal plan contracts are automatically terminated when the housing contract is terminated.

III. FINANCIAL OBLIGATIONS

Students are housed in shared apartments with private bedrooms. Room charges are calculated on an academic year basis, as further outlined below.

A. Periods of Occupancy

The Catamount Advance residence is currently scheduled for academic year occupancy as

follows. Housing costs have been set regardless of any adjustment to the Periods of Occupancy listed. Periods of occupancy may be modified by the University, including in response to situations beyond its control, as outlined in Section 3.I.

1. Fall Semester 2023

Halls Open⁺: Wednesday, August 23, 8:00 a.m.
Halls Close: Saturday, November 18, 12:00 noon
Halls Open: Sunday, November 26, 8:00 a.m.
Halls Close: Saturday, December 16, 12:00 noon

⁺Move in days and times will be assigned to students by Residential Life and will be strictly enforced.

2. Spring Semester 2024

Halls Open: Sunday, January 14, 8:00 a.m.
Halls Close: Saturday, March 9, 12:00 noon
Halls Open: Sunday, March 17, 8:00 a.m.
Halls Close: Saturday, May 11, 12:00 noon

During the academic year, students are to promptly vacate the premises: (1) **within 24 hours** after their last scheduled exam, or upon expiration of the contract period specified, whichever comes first; or (2) **within 48 hours** if (a) not enrolled in classes; (b) following termination of their contract by the University; or (c) following mutual consent between the student and the University.

Halls close at 12:00 noon for all academic break periods. Unless registered for academic break housing, students are not permitted to access the residence during academic breaks, and therefore should take everything they will need with them (e.g., passports, electronics, academic materials, medications). Students who do not vacate their rooms during the pre-stated periods are subject to additional charges and will be held accountable by Residential Life.

B. Meal Plan Effective Dates

Meal Plan effective dates are currently scheduled for the academic year as follows. Meal Plans are not active during academic breaks, as such times are not considered Periods of Occupancy. Meal Plan costs have been set regardless of any adjustment to the Periods of Occupancy or shift in effective dates listed. Effective dates may be modified by the University, including in response to situations beyond its control, as outlined in Section 3.I.

1. Fall Semester 2023

New Students Start: Dinner, Friday, August 25, 2023
Meals for new students moving in earlier will be provided by the host program.
Returning Students Start: Dinner, Sunday, August 27, 2023
Meals for returning students moving in earlier may be provided by the host program.
End: Dinner, Friday, November 17, 2023*

Start: Dinner, Sunday November 26, 2023
End: Dinner, Friday December 15, 2023

2. **Spring Semester 2023**

Returning Students: Dinner, Sunday, January 14, 2024
End: Dinner, Friday, March 8, 2024*
Start: Dinner, Sunday, March 17, 2024
End: Dinner, Friday, May 10, 2024

*Academic break periods are not included in the Meal Plan. Meals during academic breaks may be offered for an additional fee.

B. Cost and Fees

1. Room Rates for Academic Year Periods of Occupancy⁺

2023-2024 Academic Year Room Rates				
Rate Category	Room Description	Cost per Academic Year	Amount Billed per Semester	Location
Apartment Single	Single occupancy room; 2-4 people sharing 1-2 full baths	\$12,600	\$6,300	Spinner Place

⁺ Room rates are subject to Board of Trustees approval in May 2023. Rates reflected above represent proposed costs.

2. Inter-Residence Association Fee

The Inter-Residence Association (IRA) is the residential student organization consisting of elected executive leadership and student representatives from residential complexes. A yearly, non-refundable IRA fee of \$30 is charged to each student to fund events, leadership development opportunities, and other campus-based initiatives as determined by residence hall councils.

3. Meal Plan Rates

2023-2024 Maximum Meal Plan Rates		
Meal Plans	Cost per Academic Year	Amount Billed per Semester
All Access Plan		
Unlimited Meal Swipes plus 150 Retail Points and 3 Guest Meal Swipes per semester	\$4,568	\$2,284
Retail Points Plan		
1,450 Retail Points plus 25 Meal Swipes and 3 Guest Meal Swipes per semester	\$4,568	\$2,284
The All Access Plus Plan		
Unlimited Meal Swipes plus 300 Retail Points and 5 Guest Meal Swipes per semester	4,804	\$2,402
Flex Plan		
160 Meal Swipes plus 900 Retail Points and 3 Guest Meal Swipes per semester	\$5,104	\$2,552

*Meal Plans are optional for Catamount Advance Students. If you Choose a plan, it will follow the meal plan active dates as outlined above.

C. Academic Break Housing

Academic break housing is not considered a “Period of Occupancy” covered by academic year room rates and meal plans, if applicable, are not active during this time. To stay in the Catamount Advance residence during any academic break, residents must sign up online at housing.uvm.edu, and pay a corresponding charge, as outlined below.

Academic break periods are currently scheduled for:

Thanksgiving (Saturday, November 18 - Saturday, November 25, 2023)
Winter Break (Saturday, December 16, 2023 - Saturday, January 13, 2024)
Spring Break (Saturday, March 9 - Saturday, March 16, 2024)

2023-2024 Academic Break Room Rates⁺		
Period	Dates	Cost
Thanksgiving	November 18-25	\$161 [*]
Winter Break	December 16-January 13	\$161 [*] per week; \$535 for four weeks
Spring Break	March 9-16	\$161 [*]
All Breaks	One-Day-Early (Saturday) Return	\$50

⁺ Academic Break Room rates are subject to Board of Trustees approval in May 2023. Rates reflected above represent proposed costs.

^{*}Except for one-day-early (Saturday) return, students will be charged a flat rate regardless of the length of stay. Refunds are not available once the break period has started.

D. Payment Schedule

The Catamount Advance housing contract includes the room fee for the full academic year. Each student is responsible for payment of the housing fee, one half to be prepaid each semester. Semester bills are payable to Student Financial Services in August and January.

E. Cancellation of Contract for Cause by Residential Life

The University may terminate an individual student contract, or any portion thereof, for the following reasons:

- Academic suspension or dismissal violation of University policy, including but not limited to the [Code of Academic Integrity](#);
- Student conduct suspension or dismissal for violation of University policy, including but not limited to the [Code of Student Conduct](#);
- Part-time status and enrolled in fewer than nine credit hours;
- Student does not meet requirements for participation in the Catamount Advance;
- To avoid: (1) undue disruption to other students, staff or the programs of the University; (2) violation of the rights of other students; or, (3) if the student poses a

- real or reasonably perceived threat of harm to others;
- Failure to comply with the *Catamount Advance Housing Contract Terms & Conditions*.
- Failure to comply with *Spinner Place Community Policies* issued by the Redstone Commercial Group.

Failure to comply with public health, safety, or welfare directives issued by Residential Life, the University, the Property Manager, or applicable legal authorities.

Students whose contracts are terminated between semesters must make arrangements to check out by 2:00 p.m. on Friday, January 12, 2024. Otherwise, if the room is reassigned, personal belongings may be packed and relocated to a storage area for a maximum of 30 days and all fees and costs UVM incurs may be charged to the student, including but not limited to, removal fees, storage fees, cleaning fees, shipping fees, and/or disposal fees. After 30 days, belongings may be disposed of in accordance with applicable Vermont law and the student may be charged for any additional fees and costs incurred by UVM.

Students who are no longer registered, or have been suspended or dismissed from classes, have 48 hours from the date of withdrawal to check out of their room, and should follow checkout procedures communicated to them by Residential Life. Students whose contracts are canceled by Residential Life will receive a refund of housing and meal plan payments in accordance with the [Refund and Bill Adjustment Policy](#).

F. Not for Cause Contract Cancellation Options

The 2023-2024 Catamount Advance housing contract may also be canceled by students or Residential Life in the following situations:

Students may break their housing contract prior to move in at no charge.

The University may cancel an individual student contract in its sole discretion prior to move-in, provided any fees paid by the student to secure the contract are refunded.

Students who withdraw during the semester and check out within 48 hours will receive a refund of housing payments in accordance with the [Refund and Bill Adjustment Policy](#).

I. Emergency Modifications to Residential Living Operations

In the event that the University of Vermont must respond to a situation beyond its control that would make continued operation of student housing in its current form infeasible, such as a natural disaster, epidemic or pandemic, national security threat, or health and safety emergency, the University will make appropriate modifications to Residential Life operations, in its discretion, including, but not limited to, closure of some or all residential facilities (including C A Residential Housing), relocation of some or all residents, quarantining or access restrictions for some or all residents, prohibition of guest access to residence, and reduction or termination of dining services. Should this occur, room fees for a semester in progress will not be refunded in whole or in part, as further outlined in the [Refund and Bill Adjustment Policy](#).

IV. HEALTH AND SAFETY POLICIES

A resident's activities should not interfere with the rights of a roommate or other residents of the CA Residential Housing and Spinner Place to privacy, sleep, or study. For the well-being of everyone, residents assume responsibility for adhering to health and safety policies.

A. Tobacco and Cannabis-free Campus

UVM's [Tobacco and Cannabis-Free](#) policy prohibits the use of tobacco and cannabis products and any smoke-producing substances on University property. This policy applies to CA Residential Housing. This includes all areas inside CA Residential Housing, including student rooms. Smoking any substance or creating smoke through the use of incense, candles, or other scented or unscented smoke- and vapor-producing items, including electronic cigarettes, vaping devices, and hookahs, is strictly prohibited at Spinner Place. Violations of this policy will result in discipline up to and including suspension or dismissal from the CE Residential Housing and other University Residences and/or the University by Residential Life or the Center for Student Conduct. [Center for Student Conduct](#) Students may also be referred to UVM Police Services.

B. Illegal Substances

1. Use of Illegal Substances

Being under the influence of illegal or controlled substances as demonstrated by actions and/or other evidence is strictly prohibited.

1. Possession of Illegal and Prohibited Substances

As defined by federal, state, and local statutes, possessing, using, distributing, and/or selling any form of illegal drugs, or controlled substances is strictly prohibited, and will be referred to the Center for Student Conduct for adjudication. Possessing, using, distributing, or selling drug paraphernalia (including, but not limited to, pipes, bong, vaping devices, etc.) is strictly prohibited.

2. Sanctions for Use and/or Possession of Illegal Substances

The use and/or possession of illegal or controlled substances contradicts providing a safe learning environment and will result in discipline up to and including suspension or dismissal from the CA Residential Housing or other University Residences and/or the University by the [Center for Student Conduct](#). Students may also be referred to UVM Police Services.

C. Alcohol-free Residence

The University is committed to creating a quality learning environment in an atmosphere that is safe, scholarly, and respectful. This goal is best accomplished by providing a residential environment that are free from alcohol. Possessing or consuming alcohol is prohibited in CA Residential Housing and Spinner Place, even if the student is 21 years of age or older. If under the age of 21, the possession or consumption of alcohol is a crime in the State of Vermont.

Additionally, selling or furnishing alcohol to a minor is a crime in the State of Vermont. All students are responsible for reading and being familiar with the University of Vermont's [Code of Student Conduct](#) and the [Alcohol, Cannabis, Tobacco, and Other Drug Use - Students](#) policy.

Violations will result in discipline up to and including suspension or dismissal from the Catamount

Advance, the CA Residential Housing and other University residence halls and/or the University by the Center for Student Conduct. See [Center for Student Conduct Sanction Guidelines](#). Students may also be referred to UVM Police Services.

D. Health and Safety Inspections

In order to ensure a clean, healthy, and safe living environment for both current and future residents, Residential Life conducts health and safety inspections. All residential students are issued a 24-hour notice before an inspection so that they can coordinate cleaning and health and safety efforts within their bedrooms and/or apartment areas. Notice is communicated to residents by Residential Life.

Following appropriate notice, Residential Life are authorized to enter student rooms even if resident(s) are not present. Staff members will only inspect in pairs. As part of health and safety inspections, Residential Life staff may confiscate and secure prohibited items. Any policy violations will be documented and referred to the appropriate administrative process – Residential Life or the Center for Student Conduct.

Additionally, students may be referred to UVM Police Services. UVM does not warrant all room conditions to be safe as a result of such inspections.

E. Quiet/Noise Policy

1. Residents' Rights Related to Noise

Noise that unreasonably disrupts roommate(s), other resident(s) of the CA Residential Housing and/or Spinner Place, and neighboring community members at any time, or that violates quiet hour or courtesy hour policies, or the community's standards is prohibited. This includes, but is not limited to, amplified sound (e.g., loud music or television, facing stereo speakers out windows, use of megaphones, electronic instruments and/or equipment, microphones, etc.). Residents are always expected to respond to requests to reduce noise. All parties present in a room or apartment documented for noise will be presumed to be contributing to the community disruption and are subject to follow-up by Residential Life.

2. Quiet Hours

Residents have a responsibility to know and respect Catamount Advance quiet hours, which are Sunday through Thursday from 11:00 p.m. to 8:00 a.m. and Friday and Saturday from midnight to 8:00 a.m. During final exam periods at the end of each semester, quiet hours are 24 hours a day. When quiet hours are in effect, noise should not be heard outside a Catamount Advance apartment.

F. Pets

For reasons of health and sanitation, students are not allowed to have pets in the CA Residential Housing facility. Exceptions are made for service animals as well as emotional support animals when recommended by Student Accessibility Services (SAS) as an ADA or public accommodation, provided the resident maintains appropriate care and control of the animal as described in the University's [Service and Emotional Support Animal Operating Procedure](#) and in accordance with the Property Manager's requirements. Fish in a proper aquarium facility (2.5-gallon maximum, one per room) are also allowed. To be cared for properly, fish must be removed from the

CA Residential Housing facility during extended academic break periods.

G. Emergency Evacuation and Tampering with Life Safety Devices

During the year, students will be informed about emergency evacuation of the CA Residential Housing facility, and alarm systems will be tested periodically to ensure proper functioning.

1. Emergency Evacuation

Residents are required to evacuate the building immediately when a fire alarm sounds. Failure to do so is a federal offense and violations will be processed administratively by Residential Life, including imposition of educational sanctions and the following fines:

- First offense \$150
- Second offense \$250
- Third offense \$500

All fines will be applied to the student's account and failure to pay may result in a financial hold.

2. Tampering with Life Safety Devices

Abuse or tampering with any life safety equipment, or misuse of fire extinguishing equipment, is strictly prohibited and will not be tolerated. Life safety equipment includes smoke detectors, sprinkler systems, fire and carbon monoxide alarm systems, exit signs, emergency lights, hall phones, fire and exit doors, and identification signs used by emergency responders. Offenses will be documented and, depending on their nature will be referred to either the Residential Life Terms and Conditions review process or the Center for Student Conduct, and are subject to sanctions and **fines up to \$500 per violation**. For additional information, refer to the UVM [Fire Safety](#) policy.

H. Fire Hazards and Other Prohibited Items

1. Each unit is equipped with a refrigerator, electric oven, dishwasher, and microwave. Because it heightens fire risk, students may not bring and use additional cooking appliances or grills. This includes toaster ovens, drip coffee pots, rice cookers, hot plates, panini presses, electric grills, food dehydrators, or any similar devices.
2. Due to extreme risk of fire and the danger of electrical overload, the use of certain types of electrical equipment is prohibited including: multi-plug adapters, halogen light bulbs (such as those found in most torchière style lamps), spider lamps, sun lamps, salt lamps, lava lamps, LED light strips, immersion heaters, and other high-wattage equipment, and space heaters.
3. No decorative covering or other flammable items, including but not limited to, tapestries should cover any doorway or be suspended from lofts, bunks, ceilings, exposed piping, or heating units.
4. Possession/use of candles, oil lamps, incense, storage of charcoal, flammable liquids such as lighter fluid, gasoline, kerosene, "Coleman" fuels, or other items that create fire danger as a result of open flame or smoldering is prohibited.
5. Extension cords are not permitted; however, power strips with over-current protection that carry a UL Mark are allowed.

Mercury thermometers, neon signs, and other items that may contain hazardous materials are

prohibited.

6. Concrete blocks, bricks, and/or other unapproved bed risers are prohibited.
7. Waterbeds are not permitted in the CA Residential Housing facility.
8. Students may not use fog machines or other special-effects machines in the CA Residential Housing facility.
9. Dance/exercise poles are prohibited in student rooms.
10. Students may not remove screens from any Spinner Place windows. Hanging items outside of windows is prohibited, including antennas and satellite dishes.
11. [Intentionally Omitted]
12. Students may not install personal locks on any door.
13. No posters may be affixed to the outside of individual room or suite doors, with the exception of whiteboards and message boards.
14. Tampering with elevators is prohibited.
15. Propping open or otherwise interfering with the closure of any entrance, exterior, or security door is prohibited.
16. Removal or possession of University or Spinner Place property is prohibited, including but not limited to: furniture and appliances; fixtures; other property from residence hall rooms, suites, or common areas; and road, construction, cleaning, or exit signs. No furniture should be removed from our residential rooms.
17. Hoverboards, e-scooters, e-bikes and similar battery-powered personal transporters are prohibited due to the high risk of battery explosion or fire.
18. Students may not place any outward facing displays in room windows.
19. To prevent accidental sprinkler activation, do not hang items from sprinkler heads, and never store or place items within 18" of the plane below sprinkler heads or water may not reach a fire.

Offenses will be documented and violations will be processed administratively by Residential Life, who may assess fines of up to \$500 per violation. **Any policy violation that results in a Fire Department response is subject to an automatic fine of \$500.**

I. Firearms and Weapons

The possession of firearms, fireworks, explosives, or weapons of any kind, and replicas or facsimiles thereof, is prohibited on campus and in CA Residential Housing and Spinner Place as they pose a substantial danger to the safety of all residents. The only exception to this policy is that certified law enforcement officers may wear a firearm. Offenses will be documented and referred to the Center for Student Conduct. Additionally, students may be referred to UVM Police Services.

J. Laundry Facilities

Laundry facilities (i.e., washers and dryers) are located in Spinner Place. The cost is included in the room fee. The laundry facilities are for resident use only; students who provide non-residents with access to them will be subject to disciplinary action. Residents have a responsibility to promptly report any damage or malfunctioning within the laundry facilities.

V. SECURITY MEASURES

A. Access to Spinner Place

Spinner Place is locked 24/7 for the safety, security, and privacy of residents. Spinner Place is not a public space; only residents who reside in a particular unit have access to that private living space. Non-residents can enter that building only as a guest and must be hosted and accompanied by a host while visiting the building.

1. Room and Building Keys

Residents are issued a key fob which controls access to the building and their apartment, as well as room key for their private bedroom when they check in. Duplicating room keys compromises security and is not permitted. Students should keep their doors locked, carry their key(s) with them at all times (separate from their CATcard), and refrain from lending their key(s) to anyone.

2. Tampering with Security Systems

Propping, tampering and/or damaging security systems such as security screens, doors, door hardware, surveillance cameras, or card-access systems compromises the safety and security of residents and CA Residential Housing and Spinner Place, and is strictly prohibited and subject to sanctions through the Center for Student Conduct. Additionally, students may be referred to UVM Police Services.

3. Trespassing and/or Illegal Entry

Trespassing upon, forcibly entering, or otherwise proceeding into unauthorized areas of C A Residential Housing and/or Spinner Place, its roofs, or the residential space of another student or resident without permission is strictly prohibited and subject to sanctions through the Center for Student Conduct. Additionally, students may be referred to UVM Police Services.

4. Posting

Residential Life's main office, located in Robinson Hall on Redstone campus, will serve as the clearinghouse for the distribution of all posted materials, not to exceed 11x17 inches in size. Students who wish to post flyers must bring them to this location for distribution. Residential Life staff will be responsible for posting and monitoring approved materials on bulletin boards in the UVM designated area of Spinner Place. Posting on walls, windows, trees, light posts, benches, signs, or any other areas outside the residence is not permissible and will result in flyers being removed and possible sanctions. Individuals and/or sponsoring groups must provide contact information in the event that follow-up is necessary. Materials that violate the University's [Posting and Solicitation](#) policy, policies of the property manager, or state and federal laws will not be approved for posting and are subject to immediate removal. Individuals engaging in inappropriate posting may be referred to the Center for Student Conduct and/or UVM Police Services.

5. Solicitation

The University and Spinner Place do not permit door-to-door canvassing activities in residential spaces, regardless of the individuals' University affiliation status or type of solicitation.

Individuals engaging in inappropriate solicitation may be referred to the Center for Student

Conduct and/or UVM Police Services. All requests for **commercial solicitation** must follow the process outlined in the University's [Posting and Solicitation](#) policy. Residents cannot run a business of any kind from their room or any residence hall/university property.

B. Lockouts

1. Who to Call

Residents who do not have their key and are locked out of their room can go to the complex main desk for assistance. If the complex desk is closed, Residents should call Redstone's emergency after hours on call service to gain entrance. After hours lockouts will be billed at a rate of \$150.

2. Lost Key Charges

Residents who lose their key(s) should contact their complex main desk immediately for assistance. Lost building and apartment key fobs will be replaced at a charge of \$25. Lost bedroom keys will be replaced at a charge of \$15.

VI. CARE OF FURNITURE AND EQUIPMENT

A. Responsibility for University Property

1. Responsibility for Room

Residents are responsible for the condition of their room. If a room is vacated by a resident and the room is left in a condition that makes it unfit for reassignment, the residents will be charged a fee for the cleanup and preparation of the room. Damage to or theft of the apartment and/or furnishings will be charged to the assigned residents.

2. Care of Room During Inclement Weather

When outdoor temperatures are below 40 degrees Fahrenheit, Residents must keep the apartment's heat turned on to prevent frozen or burst pipes, including during vacations when the heat shall be set at 55 degrees Fahrenheit. When outdoor temperatures exceed 85 degrees Fahrenheit, Residents must keep the apartment's air conditioning turned on and set to a reasonable temperature to prevent mold or mildew growth, including during vacations. **Should damage occur as a result of residents' failure to abide by these requirements, residents will be held responsible for the cost of repairs, including damage to their room and all other affected rooms and property. It is strongly recommended that each resident obtain appropriate insurance for personal property.**

3. Improper Storage

4. For safety reasons, personal effects cannot be placed in corridors and stairwells, lounges, or other common areas of the Catamount Advance residence. Personal property left abandoned in student rooms after the approved period of occupancy will be removed and held for a maximum of 30 days, subject to a removal fee.

Responsibility for Common Areas

- Residents are expected to take every precaution to assure that common area property is not abused. Lounge furniture is considered common area property for use by all students and building residents and may not be removed from common areas. Residents found to have lounge furniture in their room may be processed administratively by Residential Life.
- To protect both the rights of residents to sleep and study, as well as the condition of facilities, residents are to refrain from sporting activities, including but not limited to skateboarding, rollerblading, and ball- or Frisbee-throwing in hallways, lounges, and common areas of the residence halls.

5. Unassigned Damage

Residents of an apartment or the CA Residential Housing complex are held jointly responsible for losses or damages beyond normal wear and tear where individual responsibility cannot be determined. **Unassigned damage charges will be billed in appropriate circumstances following discovery and no less than at the end of each semester. Unassigned damage charges cannot be appealed.**

6. Assigned Damage

Residents are encouraged to complete an online room inspection form after moving in or changing rooms to document the condition of the space. Student rooms are inspected at the end of each academic year and occupants of the room are held jointly responsible for losses or damages beyond normal wear and tear or where extra cleaning is required. Residents are notified via UVM email by mid-June of any charges resulting from room inspections that have been applied to their student account and they have until June 30 to appeal them.

B. Internet Service

1. Internet Access

All residence hall rooms have wireless and wired Ethernet access to the Internet. There is no connection fee for either service. To safeguard network security and performance, no other device or network service, such as routers, hubs, sniffers and wireless access points, may be placed on the network without approval, as stated in the University's [Computer, Communication, and Network Technology Acceptable Use](#) policy.

2. Communication with Residents

Residential Life and Spinner Place's official method of communication with residents is University email. Residents are expected to check their University email account regularly. Residential Life requests cell phone numbers on the housing and meal plan contract and, when provided, may use them as an alternate way to contact residents. See the [Electronic Student Notification](#) procedure.

VII. MAINTENANCE AND CUSTODIAL SERVICE

Staff and students work together to keep the Catamount Advance residence clean and well-maintained. Residents are responsible for the care and cleaning of their own rooms, the common

areas in apartments, and bathrooms. **A. Maintenance and Repairs**

All necessary non-emergency repairs should be reported immediately using the Spinner Place online resident portal. Hall staff can help residents with this process.

B. Structural Changes

No structural changes can be made in a room or to furniture including, but not limited to: nailing loft supports directly to the walls; removing existing built-in equipment; and removing closet doors, bookshelves, fixtures, and wardrobes. Painting any surfaces such as the ceiling, walls, floor, or furniture is also not permitted. Residents will be held accountable by Residential Life and billed for any damage caused by these types of structural changes.

C. Bicycle Storage

Indoor bicycle storage is not available. Bicycles stored outdoors should be locked to the bike racks provided outside. Locking bicycles to any stationary fixtures other than the designated bike racks is prohibited and the bikes will be subject to removal (e.g., trees, handrails, etc.).

IMPORTANT DATES⁺

Summer 2024

June 30 Residential accommodation requests due

Fall Semester 2023

August 23 Student Move In[^]
November 18 Halls close for Thanksgiving
November 18-25 Academic break housing for Thanksgiving
November 26 Halls reopen to all students
December 16 Halls close for winter break
December 16-January 13 Academic break housing for winter break^{*}

Spring Semester 2024

January 14 Halls reopen to all students
March 9 Halls close for spring break
March 9-16 Academic break housing for spring break^{*}
March 17 Halls reopen to all students
May 11 Halls close for summer

⁺As of April 18, 2023. Subject to change.

^{*} Additional Fee/Charge

[^] Specific move in times will be assigned to students by Residential Life, and will be strictly enforced.

How to Contact Us

[UVM Residential Life](mailto:reslife@uvm.edu): (802) 656-3434; reslife@uvm.edu