



DELAWARE COLLEGE OF ART AND DESIGN

# STUDENT HOUSING AGREEMENT POLICIES

REVISED

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# **Delaware College of Art and Design Student Housing Handbook**

## **Introduction**

This handbook outlines the rules and regulations pertaining to students living in college-sponsored housing. These rules and regulations are intended to ensure the safety, health, and welfare of all residents. All residents should become familiar with these regulations and abide by them. The [Acknowledgment Form](#) at the back of this handbook must be signed and returned to DCAD along with the required security deposit before moving into DCAD Housing.

## **Residence Hall Furniture**

The DCAD student Residence Hall is located at 707 N. King Street. Units vary in size from doubles (two-person rooms) and Medical Singles (ADA Accommodation spaces) Each unit has a private bathroom. Single Room accommodations are available on a limited basis and prioritized for students needing documented accommodations.

Each resident is provided with a twin bed with mattress (regular length), a drawing table, and a stool. These items will be located in each unit at the time of move in. The same inventory with the correct label is expected to be in the unit at the time of move out. Students are not permitted to alter, remove, or store the furniture provided by the College. Students will be charged a replacement fee for furniture missing from their assigned unit.

Students are responsible for providing their own linens, lamps, and any additional furnishings. A suggested list of items to bring is included in each student's Housing Packet.

The 707 Residence Hall maintains a centralized laundry facility on the main floor. Laundry fees are included in the cost of housing. Students may not utilize and/or install laundry equipment outside of these centralized facilities.

## **Housing Agreement Term**

Please see the academic calendar for specific housing term dates. Housing accommodations are eligible to be renewed each semester by filling out a housing intention form. Residents will be asked to agree to the terms set forth in the current Housing Agreement each semester that they reside in campus housing.

## **Cost of Housing**

The cost per semester to reside on campus is located on the DCAD website. Please reference the website for updates on this information.

## **Eligibility**

To live in college-sponsored housing, a student must be registered for a minimum of twelve (12) degree credits for any given semester. Resident students must maintain a twelve-credit load throughout the semester unless the College advises the student to reduce her or his course load due to academic concerns.

## **Resident Assistants and Staff**

Resident Assistants (RAs) are on-site in the 707 Residence Hall. There is one (1) DCAD Staff Member living on property. These individuals oversee the general well-being of the students to make sure that DCAD housing and student conduct policies are observed. The Ra's also support students through hosting education and social events throughout the year, as well as encourage and empower student growth.

If there are any difficulties, problems, maintenance concerns or questions regarding housing issues, students should contact a Resident Assistant or the Assistant Director of Student Life. DCAD staff is available to discuss roommate or personal issues in a confidential and helpful manner.

## **Policies**

The Delaware College of Art and Design is committed to providing a safe and secure environment for student residents. In order to do so, it is important that all residents support and participate in all safety and security programs. Appropriate rules and regulations are in place now, and will be adopted in the future, in order to provide a safe and secure environment. It is expected that all residents comply with established rules and regulations and the laws of the State of Delaware.

DCAD reserves the right to terminate, at its discretion, any housing assignment for violations of policies, procedures, rules and regulations. Immediate eviction or expulsion may be initiated for serious infractions that endanger the health, safety, or security of the residents or the facility. Such termination does not entitle the student to any refund of housing costs or deposits already paid. Students who are administratively evicted from any building or expelled from the College may not be permitted on DCAD property.

All students are to abide by the policies, procedures, and terms and conditions that are outlined within the Housing Agreement as well as the Student Conduct Handbook.

DCAD is a drug, smoke, and alcohol-free campus regardless of age. Please refer to the Student Conduct Handbook for a complete list and definitions of all of DCAD's policies.

## Quiet Hours

DCAD housing facilities observe mandatory quiet hours in the evenings to allow the residential community as a whole to have time to work and sleep without disturbances. See the Student Conduct Handbook for more information. Quiet hours are to be observed during the following times:

Sunday – Thursday	10 PM – 10 AM
Friday – Saturday	12AM – 10 AM

## Appliances

Students residing in the DCAD 707 Residence Hall are permitted to bring a mini-refrigerator (no larger than 3.2 cubic feet) and a low power microwave (no larger than 1000 watts). Only one of these appliances is permitted per room.

Slotted toasters and coffee makers (single pod use style) are permitted in the building. Any small appliance brought into the building must be UL approved and have the factory-installed tag left on them for verification.

Toaster Ovens, hot plates, electric pots/pans/burners and other grilling devices (i.e. George Forman grills) with exposed heating surfaces are not permitted.

The Office of Student Life reserves the right to deny the use of any electrical appliance if they feel there are safety concerns over the use of said appliance.

## Student ID Access

Each student is issued an electronic student identification card (ID) with a microchip inside. This ID serves as your key into each of the 600 Academic Building, 707 Residence Hall and your individual room, and as your meal plan. Students are required to keep their ID on their person at all times. Students may never lend, give away, trade, or share their room key with anyone including family, friends, guests, or fellow students.

## Security

All members of the DCAD community are responsible for ensuring the safety and security of our campus buildings. It is the expectation that all students accompany any of their personal guests in any building at any time. Students should be conscious to not hold the door for people or allow “piggy-backing” to enter the building behind them. Security is also stationed within the Residence Hall in the evening hours to assist with the safety and security of the students and the building.

Students are to exit buildings through the main entrances and not through any emergency exit except in the case of an emergency.

At no time are students permitted to prop open an exterior door. Such behavior puts all residents at risk. Unauthorized individuals propping doors open are subject to disciplinary actions and any associated costs (i.e.: theft, damage, etc.).

If a student becomes locked out of their individual unit, they are to see their roommate(s) first, Resident Assistant second, the Assistant Director third, or lastly the Director of Student Life. Reoccurring lock outs will be recorded.

## **Housing Deposits**

A \$200 non-refundable security deposit is due prior to moving into the unit. Prior to move-in, the housing deposit secures the student's housing slot until the building is filled to capacity. Once the facility is full, a waiting list will be created. The housing deposit holds the student's position for a housing assignment in the order that they are received. DCAD will retain the housing deposit if the student decides to not attend school or live in housing.

Once the student moves in, the housing deposit acts as a security deposit and the deposit is held throughout the term of the student's residence in campus housing. It is used to pay damages in excess of normal wear and tear.

For those students planning to remain on campus for the following academic year, security deposits will be retained and carried over for the second year. If damages are applied to the account after the first academic year, students will be required to replenish the security deposit up to \$200 before the second academic year begins. Students will receive a list of charges to the account after each year they reside in housing.

Security deposits will not be refunded if the student terminates their Housing Agreement before the ending date stated in the lease or if the student is expelled from the student housing for behavioral or academic reasons.

## **Refund Policy**

Students living in campus housing will receive a refund of housing costs paid for the semester based on the following schedule:

<u>Time of Withdrawal</u>	<u>% of Housing Costs Refunded</u>
Change prior to Start of Classes	100%
Change during First Week	85%
Change during Second Week	70%
Change during Third Week	50%
Change after Third Week	0%

In the case of withdrawal due to illness or other extenuating circumstances, a student may request permission to be released from his or her Housing Agreement. The requests should be made in writing to the Director of Student Life.

Housing costs do not include the housing security deposit. DCAD reserves the right to not refund the housing security deposit due to early withdraws.

## **Condition Reports and Inspections**

Students will be asked to turn in one (1) Move-In-Condition Report per unit on the first day of occupation. Condition reports should be turned into the Assistant Director.

Periodic inspections will be made of the unit and condition of the items within each unit. The Assistant Director will conduct the inspection with the help of the RA and/or the Condition Reports will also be recorded during these inspections and kept on file. Students should plan on inspections occurring at least once per month and during winter break. Notice may or may not be given before inspections take place.

All furniture present in the student room upon arrival must remain in the space for the duration of the year. Students who remove or exchange DCAD provided furniture without explicit permission from the college will be charged a missing furniture/replacement fee.

## **Common Areas – Behavior and Damage**

In the spirit of maintaining a positive, healthy living environment it is important to be mindful of your behavior in common areas. Student residents are expected to refrain from making excessive noise or roughhousing in hallways and common areas. Messes made in common areas should be cleaned up in a timely manner. Outside trash receptacles in the 707 are available for trash disposal. No trash should be left in any common area of the building.

Emergency exits are located throughout the building and are clearly marked.

Students are not permitted to yell, hang out of, climb on, or sit on the ledge of any window or ledge in the building. Only designated doorways are to be used to enter and exit the building.

In the event that damage to the common areas results in repair costs that cannot be linked to particular individuals, the cost of the repair will be evenly divided amongst all residents. This includes trash left in the hallways, pulling fire alarms, damaging lights, removing fixtures, breaking windows, removing items from the common areas, tampering with fire safety equipment or the elevator, graffiti or any other damage caused to common areas of the building.

## **Damages and Repair Charges**

Damage and repair charges are as follows and will be billed against a student's security deposit.

DCAD reserves the right to alter fees associated with damage as deemed necessary. Any disputes on housing charges should be brought to the attention of the Director of Student Life. Appealing any decision made by the Director of Student Life regarding damage charges must be done in writing and submitted to the President of the College.

All students living in a unit are responsible for move-out procedures, removing trash and extra furniture from the unit, and cleaning. It is up to the residents to arrange these details with their

roommates. DCAD will not be responsible for determining which resident is responsible for specific items and/or household chores. Therefore, all residents in a unit are subject to the fees listed above. It is recommended that students cover the floor (carpeting, wood and/or vinyl floors) and walls when working with paints and other materials that stain. Students may want to consider purchasing area rugs or scraps of vinyl flooring to place in common work areas. Writing, drawing, or painting on any wall or surface in the room is prohibited.

Holes in the walls and ceiling are not permitted. Students should not affix anything to the walls with nails or screws. Likewise, precaution should be taken when using any material, like tape or glue that removes paint from the walls. Students should purchase other forms of adhesives that do not damage the walls.

Bunk beds are not permitted to be stacked more than two (2) beds high. Anyone found endangering the safety of students in this manner will receive an incident report to remain in their student file and will be responsible for any accident costs associated with an incident. Pins to stack the beds are available in the Office of Student Life.

## **Cleanliness**

Cleanliness and upkeep of units are the shared responsibility of both the student and DCAD. The following student guidelines have been established:

- Agree not to damage rooms / unit contents.
- Maintain cleanliness standards; empty garbage, dust, vacuum, sweep floors, clean bathrooms.
- Maintain room / unit safety; no excess storage, no overloading of circuitry, report fire safety equipment malfunctioning.
- Do not keep unwrapped food on counters, tables, floors, or furniture.
- Report maintenance repairs using the online system on the DCAD website.

Failure to maintain these cleanliness standards is a hazard to student health and safety and the integrity of the facilities allocated to students for living space. As such, students who do not uphold these standards will be cited with an incident report and processed through the student conduct system.

DCAD does not offer cleaning services for student rooms during the school year. Student rooms are cleaned prior to arrival and after the school year has ended. It is the student's responsibility to take care of their spaces and prevent unhealthy room conditions due to excessive trash or filth while they occupy their space. We highly recommend that each student bathroom is cleaned thoroughly once a week to prevent buildup of dirt and residue, especially in the tile grout, to prevent lasting damage and stains. A list of suggested cleaning products to bring to campus is included in your housing assignment packet.

## **Extermination**

Routine extermination is conducted throughout the buildings. Units should be kept clean and free of crumbs and unwrapped food. Dishes should be done quickly after use and garbage emptied routinely. Exterminations are not optional. Exterminations combined with good cleanliness habits should prevent pest problems from developing in your unit.

## Mail

Packages may be delivered to the Student Life Office as they will not fit in a standard mailbox. Student Life Staff will notify students that there is a package waiting for them to be picked up from the Office of Student Life. DCAD is not responsible for packages mailed to the residence halls. All Packages should be shipped to:

Student's Name  
600 N. Market Street  
Wilmington, DE 19801

Under no circumstances are students allowed to retrieve another student's mail. Doing so shall be considered theft and processed through the judicial system.

## Cable, Phone Services and Internet Service

DCAD provides internet services throughout the 707 Residence Hall building. Students are responsible for connecting and canceling personal phone, internet or cable services in their individual unit, if they choose to do so. DCAD does not take responsibility for any verbal or written agreements made between students and/or their parents/guardians for the shared payment of such services. Attachment of satellite dishes to the buildings is prohibited.

### All Wi-Fi Users **MUST NOT:**

1. Give your password to anyone else or misrepresent your identity;
2. Use the College's equipment or software for commercial use of personal gain;
3. Engage in activities that are against federal or state law;
4. Use, copy or modify anyone else's files without permission;
5. Interfere with College operations;
6. Use resources to annoy, harass, discriminate or intimidate anyone;
7. Use resources to send, download or transmit materials that contain profanities, obscenities or sexually explicit materials; or
8. Destroy, remove or modify College computer equipment or software.

## Meal Plans

All students residing in college-sponsored housing are required to take part in the meal plan program.

During the Fall 2023 and Spring 2024 semesters:

- All Students residing in 707 Residence Hall will be required to take part in the Platinum 19 Meal Plan, which provides 19 meals per week during both the fall and spring semesters.

Students will be sent a Meal Plan Contract along with their enrollment information and are required to return the contract with their selection. The contract will list the cost of each plan and the general guidelines. The Office of Student Life will share all completed contracts with Metz Culinary



Management, the Financial Aid Office and the Bursar's Office.

## **Parking**

It is highly recommended that residential students leave their car at home. There is plenty of public transportation in the City of Wilmington, including train and bus service.

The DCAD parking lot is reserved for faculty and staff use only. Under no circumstances are students permitted to park in the lot behind DCAD. Violators are subject to towing and fines and this policy will be strictly enforced.

Students living in college-sponsored housing can obtain a student parking sticker from the City of

Wilmington for approximately \$100 per six (6) months. To obtain a parking sticker, students need to show proof of enrollment at DCAD (such as a course schedule), vehicle registration, and driver's license. Permits can be obtained at the City County Building located at 800 N. French Street, Wilmington, DE.

DCAD is not responsible for any vehicle fines incurred by the student for parking in unauthorized areas or for any theft or damage to a student's vehicle. If any problems occur regarding your vehicle please be sure to contact the Wilmington Police Department.

## **Maintenance**

Maintenance issues should be submitted online through the DCAD ticketing system. Instructions for this can be found online.

Maintenance requests are addressed by priority. Please allow at least three (3) days for non-emergency maintenance issues to be addressed. If your issue has not been resolved in three (3) days, please contact Student Life directly.

Emergency maintenance, such as leaks, heating and cooling problems, major appliance issues, or plumbing concerns need to be reported immediately to RA/Student Life staff.

## **Room Assignments**

Room assignments are completed by the Office of Student Life during the summer. Each student will be notified with their housing and roommate assignments prior to move in.

Rooms are assigned based on priority, availability, roommate questionnaire, gender identity, and other special housing requests. While a student may make such request(s), DCAD reserves the right to place a student according to the accommodations available.

Under no circumstances should students change their assigned room without speaking first with their RA and with the Assistant Director. Paperwork must be completed before a student is eligible to change rooms. Also, please note that mediation and conflict resolution tactics will be taken before allowing a student to change rooms. Room changes are infrequent and are a last resort.

If your request for a room change has been approved, you are responsible for ensuring that you follow proper move-in and move-out procedures for both apartments. The RAs will assist you with these tasks, and you will be asked to promptly return the keys to the unit you are vacating. Likewise, if one of your roommates change during the course of the year, you will want to be sure to note any damage to the unit before and/or after your roommate moves in or out. You should report any inconsistencies to an RA when they conduct a move-in and/or move-out inspection of your apartment.

## **Housing Relocation**

Relocations will be permitted only if spaces are available. At any given time, we may have multiple open room relocation requests. When space is available, the following priority criteria are used in evaluating all open requests:

- Highest priority: Emergency room relocations
- High priority: Documented medical accommodation submitted after the accommodation deadline
- Moderate priority: Conflict between roommates
  - Must first complete a roommate contract, mediation with Resident Assistant, and mediation with professional staff before a room relocation will be granted. Notes must be submitted as evidence of an attempted mediation.
- Low priority: Room preference (ex. I like this room better than my room, that room has windows, that room is bigger...)

Room relocations in which two students want to switch spaces, called direct switches, are possible at any time after the end of the housing freeze. In the event of a direct switch, all occupants of each room must agree to the switch in writing by emailing the Student Life office. Once consent has been granted by all parties, key access will be altered, and the students will be notified. Students MAY NOT switch their student ID, as they are individually coded to each student.

## **Open Bed Spaces**

At any given time throughout the school year, there may be unoccupied/unassigned/open spaces within campus housing. Students assigned to a room with open space(s) are to keep the unassigned set(s) of furniture clean and empty. Unassigned spaces are designated as Emergency Spaces and may be filled at any time by the Student Life Office. Student Life staff will do regular checks of all unassigned spaces to ensure they remain open and available should a reassignment occur. Failure to maintain the unassigned space's availability may result in disciplinary action and/or fines. Students occupying an open space within their room may be fined up to the cost of housing for that semester.

## **Returning Students – Securing Housing**

To secure housing for an additional term, students must attend a housing selection seminar. Seminars are advertised through email and will take place in the spring semester. Several seminars will be

provided when classes are not in session. Students must also provide a housing deposit. Housing deposits from the previous year may be rolled over. During each seminar, students will be shown how to complete the housing selection process and be advised of additional mandatory assignment days.

During assignment days, students have the opportunity to indicate their roommate and room and/or building preferences.

### **Move-Out Procedures**

Move-out procedures will be made available and information distributed well in advance. Move-out dates are listed at the end of this document.

Late fees will be assessed at the rate of \$100 per day for students who do not vacate the property by the posted move-out date. It is also imperative that students check-out properly.. Students failing to follow the move-out procedures will be subject to a \$100 improper check-out fee.

Final move-out inspections will be conducted only upon receipt of Express Check-Out envelope by the Student Life staff.

### **Semester Breaks**

The Residence Halls are closed during all college breaks. All students must vacate student housing during these times. Students should make arrangements for housing during breaks. You should plan ahead and discuss any housing related issues with Student Life at least three (3) weeks prior to the start of a break. Breaks can be found on the academic calendar online.

### **Storage**

There is no storage space available for students during their stay at DCAD. Storage companies are located in the immediate vicinity for students that require storage space.

### **Liability**

DCAD is not liable for the belongings that students bring to or acquire during their stay in housing. DCAD recommends that students insure their personal property in the event of theft, fire, water damage, or any other unforeseen act. Information on personal property insurance is distributed to students at the beginning of the academic year. DCAD recommends that students keep their apartment doors locked at all times to protect against theft.

### **Medical and Learning Accommodations in Housing**

DCAD has limited ability to offer single units. If a student requires a single unit or other housing accommodation, they must submit documentation from their attending physician explaining the condition and need for a single occupancy room. Accommodations will not be made prior to receiving

the appropriate documentation. Once documentation is received, DCAD will make arrangements to support reasonable accommodations. For the full process, please visit the DCAD website.

DCAD abides by ADA service animal requirements and Fair Housing emotional support animal regulations provided that proper documentation is given to the Student Life Office by a medical professional. Please contact the Student Life Office for more information.

DCAD has limited ability to offer meal plan accommodations. If a student requires a meal plan accommodation, they must submit documentation from their attending physician explaining the condition and need for a meal plan accommodation. Accommodations will not be made prior to receiving the appropriate documentation. Once documentation is received, DCAD will make arrangements to support reasonable accommodations with the support of the Metz Dining Director.