



ST JOHN'S
College

ANNAPOLIS • SANTA FE

Occupancy License

TERMS AND CONDITIONS The student named below (“Student”) accepts from St. John’s College a license to occupy a residence in St. John’s College, in accordance with and subject to the rules and regulations as published in the St. John’s College Student Handbook, the established rules of the college, and the conditions set forth in this license and Exhibit A (COVID-19 Specific Housing Terms). Student understands that the college has assigned Student to live in the quarters specified below and may assign Student to any other quarters at any time, together with such other student or students registered in the college as may also be assigned from time to time to said quarters, such quarters to be occupied only by Student and such other persons as are assigned to said quarters. Student agrees to pay the college the fees for the academic term during which these or other quarters are so assigned to Student.

Student shall have no interest in the land, but only a license to occupy the quarters assigned to him or her, which may include off-campus residences provided through the college. The right to occupy any quarters in the college shall terminate upon Student’s ceasing for any reason to be a registered student pursuing a course of instruction at St. John’s College.

Fees shall be due with the bill for each academic term. Student will be liable for the fee for the entire academic year, even if Student ceases to occupy the assigned quarters, unless the college agrees to termination of the license. The college may cancel the license and reassign the quarters if Student has not started or resumed occupancy before the start of either the fall or spring term. The right of Student to occupy the assigned living quarters shall cease immediately when Student ceases to be a registered student pursuing a course of instruction in St. John’s College.

Should Student cease to be a registered student during the academic year, any refund of monies paid to the college shall be made in accordance with the college’s published refund policy.

The college agrees to furnish each residence with basic furniture. Space layouts and furniture setups are based on specific rooms and may be affected by health and safety considerations (e.g., social distancing to reduce the risk of spreading communicable diseases).

The college reserves the right to terminate this license and/or expel student from college residence for any cause it deems reasonable (including, but not limited to, causes specifically set forth in this agreement, in the Student Handbook, or failure to comply with the COVID-19 Housing Statement, set forth in Exhibit A), making any adjustment of the fee in accordance with the published refund policy. The college also reserves the right to change, suspend, terminate, or cancel assignments, temporarily or permanently, if necessary for safety, health, vacancy, or other reasons as determined by the college. Assignment changes, changes to the beginning/ending date of the academic calendar, or temporary interruptions to occupancy shall not entitle a student to any reimbursement of amounts paid pursuant to this Housing Occupancy License.

The college shall not be liable for any inconvenience, loss, or damage caused by insufficiency of heat or irregularity in the supply of electric current, or for the loss or theft or damage to any property of student or of any visitor or guest of Student, wherever situated.

The college reserves the right for its representative(s) to enter the quarters at any time for any reasonable purpose.

The college reserves the right to approve any electrical appliance and sound equipment to be used in the assigned quarters.

I have read and understand this occupancy license, the COVID-19 Housing Statement, and the housing regulations in the St. John’s College Student Handbook and, by my signature below, I agree to abide by all requirements, terms, and conditions contained therein.

Print Name

Date

Signature

Exhibit A

COVID-19 Housing Statement

1. **Health and Safety.** We expect that all members of the college community—residents, staff and visitors—act in a manner that demonstrates respect and consideration for those around them, including respect and consideration for the health and safety of all community members. All residential students are prohibited from creating a health or safety hazard within college housing and the college may request or require a resident to leave college housing and/or campus if their continued presence in the housing community poses a health or safety risk for community members. Residential students are required to comply with health and safety laws, orders, ordinances, regulations and health and safety guidance adopted by the college as it relates to public health crises, including COVID-19. This guidance will evolve as the public health crisis evolves and may include, but is not limited to, social distancing, limitations on mass gatherings, wearing a face covering, COVID-19 diagnostic and surveillance testing (including before or upon arrival to campus), contact tracing, disinfection protocols, limitations on guests entering residence halls, and quarantine / isolation requirements (including before or upon arrival to campus). Adherence to health and safety requirements applies to all residents, staff and visitors and extends to all aspects of residential life, including bedrooms, bathrooms, community kitchens, lounges, computer rooms, courtyards and other common spaces.
2. **Testing.** Testing for the COVID-19 virus will help the college monitor and slow the spread of infection. By living in residential housing, residential students agree to participate in the college's COVID-19 testing programs, including complying with the college's requests that students be tested for the COVID-19 virus.
3. **Quarantine / Isolation / Separation.** Residential students are required to comply with requests from the college to leave their assigned space due to COVID-19 or other public health emergency and failure to do so is a violation of the Housing Occupancy License, college policy, and may subject a student to emergency removal from their assigned space. Not all college residential rooms or halls are appropriate for self-quarantine or self-isolation, and in those situations where a student is recommended to self-quarantine or self-isolate, students may not be permitted to continue residing in their residential space. Students will be asked to self-quarantine at their permanent homes wherever possible, and will be provided alternative housing arrangements for self-quarantine only as needed. Removal from college to isolate or quarantine does not constitute a termination of a residential student's housing contract.
4. **De-Densifying Efforts.** Residential students are required to comply with any de-densifying efforts needed on campus due to COVID-19 or other public health emergency, including, but not limited to, the relocation to alternative housing. Relocation does not constitute a termination of a residential student's housing license. In the event the college must relocate students as part of a de-densifying strategy due to public health concerns for an extended period of time and alternative housing is not available, the college will offer impacted students fair and reasonable reimbursement pursuant to the college's refund policy.
5. **Dining Services.** Dining service, including where and how it will be offered to residential students, is subject to the discretion of the college and modification to address public health concerns. Due to health and safety guidance adopted by the college, it may limit the occupancy of dining halls, limit the amount of time students may stay within dining halls, or make other operational adjustments needed to address health and safety concerns.
6. **Cleaning.** The college will continue to implement and modify its cleaning protocols to address COVID-19 or other public health emergency in the interest of minimizing the spread of disease. The college will educate and inform residential students on appropriate cleaning protocols within their assigned spaces to reduce the spread of COVID-19 within residence halls.
7. **Change/Termination.** Upon reasonable notice, the college reserves the right to change, suspend, terminate, or cancel housing contracts due to public health emergency needs, including COVID-19, including a student's failure to comply with this Exhibit or any other policies or protocols of the college.
8. **Assumption of the risk.** COVID-19 has been declared a worldwide pandemic by the World Health Organization. COVID-19 is extremely contagious and is believed to spread mainly from person-to-person contact. As a result, federal, state, and local governments and federal and state health agencies recommend social distancing and have, in many locations, prohibited the congregation of groups of people. By enrolling at the college and attending classes and/or residing on campus, students acknowledge the contagious nature of COVID-19 and knowingly and voluntarily assume the risks that they may be exposed to, or infected by, COVID-19 by attending classes and related activities, and/or residing on campus and that such exposure or infection may result in economic losses, personal injury, illness, permanent disability, and death. The risks of becoming exposed to or infected by COVID-19 may result from the actions, omissions, or negligence of students and others, including, but not limited to, the college, families, faculty, administration and other employees and guests. As a result of the foregoing, by enrolling at the college and coming to and/or residing on campus, students knowingly and voluntarily agree to assume all of the foregoing risks and accept sole responsibility for any injury to students and family members including, but not limited to, personal injury, disability, and death, illness, damage, loss, claim, liability, or expense, of any kind, that students may experience or incur in connection with attending classes/related events and/or living on campus.