

# *New Student housing and dining contract*

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## *Academic Year 2026-2027*

Effective date: August 19, 2026

This contract is made and entered into by and between The Curators of the University of Missouri, on behalf of the University of Missouri-Columbia, hereinafter referred to as "the University" or "MU", and the person identified on the original contract, hereinafter referred to as the "Student". If Student is under the age of 18, a parent or legal guardian must agree to the terms of this contract by signing and returning this contract to MU Housing. This contract is for the entire Academic Year indicated above (hereinafter, the "Academic Year") consisting of fall and spring semesters or if entered into after the beginning of the Academic Year, for the remainder of the Academic Year. The fees for the housing and dining services are determined annually and adopted by the University's Board of Curators prior to the beginning of the Academic Year.

A Dining Plan is required. All students will automatically be assigned to the default dining plan. Students can update their dining plans following the notification of their housing assignment.

The University reserves the right to modify by increasing or decreasing the fees charged for attendance and other services at the University, including but not limited to educational fees, at any time when in the discretion of the governing board the same is in the best interest of the University, provided that no increases can or will be effective unless approved by the Board of Curators not less than thirty (30) days prior to the beginning of the academic term (semester, etc.) to which the fees are applicable, with all modification of fees to be effective irrespective as to whether fees have or have not been paid by or on behalf of a Student prior to the effective date of the modification.

With this contract, MU offers to the Student accommodations in MU housing and dining plan for the above referenced Academic Year. When the contract and the required payment are received by MU, or deferred, a legally binding contract between the Student and MU is established. If a student fails to complete all steps of the housing process, including but not limited to completing required steps or selecting a room, the University reserves the right to cancel their housing contract. Failure to complete all necessary steps will result in the cancellation of the contract. However, if the student subsequently enrolls and attends the University, the University reserves the right to reinstate the housing contract and bill the student accordingly, in alignment with the University's first-year live-on requirement.

The University makes no guarantee that it will be able to assign the Student to any particular location. Student may cancel this contract only for conditions that meet those listed in Cancellation and Termination section. It is understood that the Student must be enrolled in a full 16-week course at MU during the term of this contract. Enrollment is defined as being an active student at the University and enrolled in a program of study that is degree granting including online coursework. Both conditions must be met to be eligible to live in MU Housing. If the Student's student status changes or if the Student ceases to meet the enrollment requirements as defined in this contract, the University reserves the right to cancel the housing contract at its discretion.

Rooms may be occupied and dining will be served according to the MU Housing and Campus Dining Services Policies and Procedures. Rooms may not be occupied when MU housing is scheduled to be closed. Termination of this contract for any reason whatsoever will not relieve Student from liability for payment of all sums, including any charges for damages.

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The Student and MU hereby agree to all the terms, conditions and provisions set out as part of this contract and in other documents which are incorporated by reference into this contract. These documents include the Contract Conditions, MU Housing Policies and Procedures, student housing and dining publications, Housing Policy Statement and the Policies and Procedures of MU which are now, or are hereinafter, in effect.

**University Agreement:** MU agrees to furnish the Student with housing and dining services. These services are provided under the terms and conditions herein stated and as described in the student housing and dining brochures, and websites and MU Housing Policies and Procedures.

Alterations of this contract are not recognized by MU. Failure to honor the Student's assignment preferences will not void this contract. MU will not discriminate in room/housing assignment on the basis of race, color, national origin, ancestry, religion, sex, sexual orientation, gender identity, gender expression, age, disability, protected veteran status, and any other status protected by applicable state or federal law. MU reserves the right to assign roommates and/or to consolidate vacancies by requiring students to move from one accommodation to another when deemed appropriate by MU.

Applications for University housing are subject to a check against the Missouri State Highway Patrol's Missouri Sex Offender Registry. Housing assignments shall be considered tentative and subject to modification or cancellation pending completion of this registry check. Further, Students may be subject to interim suspension or emergency removal from university housing under student conduct and equity policies adopted by the University.

Dining plans are placed on the student ID electronically on the first day of service for the semester. Unused weekly taps will not be refunded but any dining dollars fund remaining at the end of the Fall semester will carry over to the Spring semester. For more information on the default dining plans, please visit the Campus Dining Services website at [dining.missouri.edu](http://dining.missouri.edu). Students may change their dining plans at the beginning of each semester during the change period as specified on the Campus Dining Services website.

MU does not purchase property insurance covering any loss of, or damage to, the Student's personal property, and MU assumes no responsibility for the payment of any such loss. Students are encouraged to obtain individual personal property insurance.

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MU reserves the right and privilege to: (a) refuse any contract upon return of the first payment; (b) change the housing assignment and require the Student to move to different accommodations when MU deems it expedient, in which event the Student's account will be credited or charged with any difference in charges; (c) take over and use the room in event of public emergency; (d) in the event that the accommodations assigned to the Student are destroyed or otherwise made unavailable and MU does not furnish other accommodations, the contract shall terminate and all rights and liabilities of the parties hereto shall cease and the right of MU and the Student to payments previously made by the Student shall be prorated on the basis of the period for which accommodations were made available to the Student; (e) change the rate for room and dining plans during the Academic Year if changes in economic conditions make it necessary; and (f) inspect the room at any reasonable time and, if there is reason to believe that the Student has violated MU regulations, to inspect the Student's possessions.

Students whom the University has determined constitute a risk of disruption or harm to the health, safety, or welfare to the Student or members of the University community, may be subject to housing assignment relocation, interim housing suspension or immediate cancellation of the housing assignment.

**Student Agreement:** The Student agrees to honor this contract FOR THE ENTIRE CONTRACT PERIOD and make payment of all charges regularly fixed for the accommodations assigned. If the Student is under 18 years of age, the Parent or Guardian agrees to make payment of all charges. The Student agrees that failure to satisfy the financial obligations accrued under this contract may result in denial of issuance of grade transcripts and/or permission to re-enroll, pursuant to MU Policies and Procedures governing the imposition of these sanctions.

The Student agrees to reimburse MU for all damage to the structure in which the Student is housed and all damage to, or loss of, any MU fixtures, furnishings, or personal property furnished under this contract caused by the acts or negligence of the Student and/or their guest(s). Student agrees that they may be required to reimburse MU for damage to common areas of the facility when individuals causing the damage cannot be identified. The parameters for the aforementioned are also applicable to damages made in Campus Dining Services facilities.

The Student agrees to comply with all Policies and Procedures of MU and MU housing, which are now, or are hereafter, in effect, which Policies and Procedures are specifically made a part of this contract by reference.

The Student agrees to assume and bear the risk of loss with regard to all personal property which is kept or maintained in MU housing.

The Student agrees that this contract is FOR THE ENTIRE ACADEMIC YEAR or, if the contract is for accommodations after the beginning of the Academic Year, for that part of the Academic Year remaining after the effective date of assignment to accommodations. The Student agrees this contract cannot be cancelled either before or during the Academic Year except under the terms set forth in the Cancellation and Termination sections of this contract.

The Student agrees that failure to occupy assigned accommodations on or before the first day of classes of the period covered by this contract without having given the MU Housing written notice of delayed arrival may result in the accommodations being assigned to another Student; but delayed arrival does not relieve the Student of the responsibility to accept other available accommodations. The Student agrees that assigned accommodations cannot be reassigned by the Student to another Student.

**Crisis Acknowledgment:** The Student recognizes that MU cannot control nor prevent emergencies, pandemics and other acts of God. The University cannot guarantee that you will not experience an emergency, pandemic or act of God.

Student may become exposed to or infected with an infectious disease such as COVID-19 while living in facilities owned or operated by MU Housing. Further, living in MU housing could elevate the risk of contracting any contagious illness simply due to the dense populations in the residence halls and apartments.

Student acknowledges the contagious nature of COVID-19 and other infectious diseases and the risk of possible exposure by living in a MU Housing owned or operated facility as well as entering a Campus Dining Services facility. Student understands that the risk of becoming exposed to or infected by COVID-19 or other infectious diseases in MU housing may be affected by the conduct of Student and others.

Student understands that they have a responsibility to care for themselves and others in their community. They must adhere to the University guidelines on how best to prevent the spread of COVID-19 or other infectious diseases.

Student understands prior to official opening day or at any point while living in MU Housing, Student may be instructed to perform specific preventative actions to reduce communal disease transmission. Should Student need to self-isolate or self-quarantine prior to official opening day or while living in MU housing, they will notify MU Housing.

Student understands and affirms that, in the event of an emergency, Student will call 911, and that Student should notify the operator that they have, or think they might have, COVID-19 or another infectious disease. Student understands that they may be required to move to another room, hall or other location in the event of required self-quarantine or isolation. Student understands this request may require services provided by the University that may be billed to the student's account, or isolation or quarantine accommodations off-campus at the Student's expense.

Student understands that MU Housing reserves the right to alter policies and procedures to respond and address emergencies, pandemic and crisis' that are in the best interest of MU and the Student. This may include but is not limited to visitation hours, guests or restricting access and use of spaces such as lounges, kitchens and other communal spaces.

Student understands that MU Housing may find it necessary to take specific actions to protect the public health of residents which may include other communicable diseases besides COVID-19.

Student understands MU Housing will be housing students with roommates/suitemates/apartment mates and that all rooms/suites/apartments have shared space of some kind (i.e., bathroom, kitchen, living room).

Student understands that in conjunction with assigned roommate/suitemates/apartment mates, Student may be required to complete a shared living agreement to establish living parameters and understandings regarding preventing, mitigating, and managing the infectious diseases within your living space(s).

Student understands that should an emergency situation occur in the future and the University requires full or partial closure of MU housing and/or Campus Dining Services, the University may terminate and suspend the housing and dining contract for impacted students and students must vacate the facilities and remove their belongings. MU Housing and Campus Dining Services in conjunction with the University will communicate appropriate billing impacts including adjustments. However, if there is an emergency event and the University does not require MU housing to enact full or partial closure or require students to vacate, the students may still do so, but the housing & dining contract will remain in full effect and the students will not be entitled to a housing or dining adjustment (refund/credit) even if they voluntarily choose to vacate.

## **CANCELLATION, REFUNDS, PENALTIES, AND TERMINATION**

### **Non-Proration After Substantial Occupancy:**

If a Student occupies assigned housing for more than fifty percent (50%) of the semester, the Student will be considered to have substantially used the housing and dining contract for that semester. In such cases, if the Student withdraws from the University, terminates occupancy, or otherwise departs housing after this point, no proration or refund will be provided. The Student remains responsible for one hundred percent (100%) of the housing charges for the entire semester.

For purposes of this policy, the fifty percent mark is the calendar midpoint of the semester, measured from the first day of classwork to the Friday before commencement weekend. For the Fall 2026 semester, the fifty percent point occurs on October 21, 2026, and more than fifty percent has elapsed beginning October 22, 2026. For the Spring 2027 semester, the fifty percent point occurs on March 17, 2027, and more than fifty percent has elapsed beginning March 18, 2027.

**Contract Cancellation by Student:**

1. If the contract is received by MU and the Student later decides to cancel the contract the Student must send a written request to the MU Housing Office that such contract be cancelled. Recipients of financial aid will have the appropriate charge placed against their account.
  - a. Cancellations Received by Opening Day: Cancellation requests received by Opening Day will have no cancellation fee.
  - b. Cancellations Received after Opening Day: Housing cancellations between opening and the first day of class will pay the prorated daily charge. A Student who is enrolled at MU will retain one-hundred percent (100%) of their dining plan, which will be converted to a comparable off-campus student dining plan. A Student who does not move into MU Housing will be billed charges for up to six days to cover the cost of holding the reservation.
2. Beginning the second day of class in each semester, a first-year freshman Student who is enrolled at MU and wishes to cancel this contract to move into a house operated by a fraternity or sorority recognized as a student organization by the University, and in good standing with the Office of Fraternity and Sorority Life, or as otherwise approved by the Department of MU Housing, may exercise the purchase option terms described below.
  - a. Opening Day through First Day of Classes: Charges will be assessed at the daily room rate.
  - b. Second Day of Classes through October 21, 2026 (Fall) / through March 17, 2027 (Spring): The Student will be assessed forty percent (40%) of the remaining Academic Year housing contract charges for room fees, based on the date of official check-out.
  - c. October 22, 2026 – December 31, 2026: No refund will be provided for Fall semester housing. The Student will be assessed forty percent (40%) of the Spring semester housing charges.
  - d. January through March 17, 2027: The Student will be assessed forty percent (40%) of the Spring semester housing charges.
  - e. March 18, 2027 and later: No refunds will be provided.
  - f. The Student will retain one hundred percent (100%) of their dining plan, which will be converted to a comparable off - campus student dining plan. The dining portion of this contract may not be cancelled.
3. After opening day, any Student enrolled in online courses and who has moved into MU housing is responsible for 100% of their housing and dining contract.
4. Beginning the second day of class of each semester, this contract may be cancelled ONLY for the following reasons: graduation, withdrawal from MU and which occurred after each semester's official opening day. If the Student withdraws from MU, notice of withdrawal must be presented to the MU Housing Office and the Non-Proration After Substantial Occupancy clause applies.

**Contract Termination by MU due to Breach by Student:** A Student's withdrawal (or suspension or dismissal) from MU for any reason, or a violation of the Policies and Procedures of MU, or MU housing in which the Student is a resident, or other conduct on the part of the Student deemed to require the removal of the Student from MU housing for the best interest of the other residents, shall constitute a breach of the Housing and Dining Contract by the Student and shall be grounds for the termination of the contract at the election of MU. In case of such a termination, MU will deliver a written notice of termination to the Student by email, mail, personal delivery or by leaving the notice in the Student's room, stating the hour and date the termination takes effect. If still enrolled, the Student's financial obligation will be met by payment of forty percent (40%) of the remainder of the Academic Year contract charges for room based upon the effective date of termination as stated in the written notice. If the effective date of termination is more than fifty percent (50%) of the semester the Non-Proration After Substantial Occupancy clause will apply. If

still enrolled, the Student will retain one-hundred percent (100%) of their dining plan, which will be converted to a comparable off-campus student dining plan. The dining portion of this contract may not be cancelled if still enrolled. If suspended or dismissed from MU, the Student will be charged for forty percent (40%) of the remainder of the Academic Year contract charges for room and dining plan based upon the effective date of termination as stated in the written notice. If the effective date of termination is more than fifty percent (50%) of the semester the Non-Proration After Substantial Occupancy clause will apply. If the contract is breached due to the Student's withdrawal from MU and the Student re-enrolls during the period covered by the contract, MU may elect to reinstate the contract as of the date of re-enrollment.

The Curators of the University of Missouri  
Tyler Page, Ph.D.  
Senior Director, Student Affairs

I acknowledge that I have read, understand and agree to be legally bound by the terms of the 2026-2027 housing and dining contract provided to me by the University of Missouri-Columbia.