Western Oregon University Housing Contracts—year vs. term
contracts are posted online at http://www.wou.edu/student/residences/pdfs/contract_current.pdf

Academic Year Contract =
• Required for students right out of high school.
• Optional for students more than a year out of high school.
• Live on campus entire academic year (fall - spring terms).
• Early termination—must pay $7/day cancellation fee for every day remaining in the contract. (Includes live-in* waivers granted mid-year. Live-in* waivers granted BEFORE check-in do not pay cancellation fee.)
• May begin winter term and go to end of spring term.

Term Contract =
• Optional for students more than a year out of high school.
• Pay $150 BEFORE receive room keys!
• Live on campus one term only.
• Move off campus at end of term—NO cancellation fee.
• May renew for winter term—pay another $150.
• May convert to Academic Year Contract—get $50 refund.
• Not needed if graduating in one term—no cancellation fee.
• Not needed if studying at WOU one term only, then leaving.

THE WHOLE STORY:

Housing contracts are the written documents for both the student and University Housing to understand the rules about living and eating on campus. The contracts are about living on campus anywhere, not in a specific room. They include important dates like when to move in or move out, extra costs for staying during breaks, what happens if housing property is damaged, etc. Students that finished high school at least a year ago have the option to choose between an Academic Year Contract and a Term Contract.

The Academic Year Contract is for the entire school year (fall through spring). But some students (maybe because they come from far away and don't know the community yet) want to live on campus one term only while they learn about Monmouth and make some friends. Then they like to move off campus. So, to be kind to those students and help them not have to pay the $7 per day cancellation fee for leaving before the end of spring term, we created a Term Contract with a $150 fee instead of the $7 per day fee for them to leave at the end of fall term. That makes the $150 a “pre-cancellation” fee.

Some students that bought a Term Contract want to decide at the end of fall term what they want to do—stay or move out—without the worry of the $7 per day cancellation fee being too much. Some students don't want to pay the extra $150 fee, and decide BEFORE they arrive that they'll just live on campus fall through spring terms no matter what. The $150 is a small price to pay for the CHOICE versus $7 per day IF they decide to move out.

Some of the students that bought a Term Contract find that they like living on campus and don't want to move out at the end of fall term. We refund $50 (of the $150) and convert their Term Contract to an Academic Year Contract. They stay in their same room until the end of spring term.

Some students (very few) still can't decide by the end of fall term what they want to do. They may want to stay on campus, or they may want to move off campus. For these students, they buy another Term Contract for another $150 and live on campus one more term while deciding what they want to do for spring term. If they decide to stay spring term, no new $150 Term Contract fee is collected because there is only one term left. Meaning, no $7 per day to pay after spring term because it is the end of the school year and the end of all housing contracts—no cancellation fee can be charged after the contract ends.

In the rarest of cases, a student coming from a different culture may find it very difficult to adjust and feels they want to move off campus before the end of fall term. If they bought a Term Contract, they would still pay the $7 per day cancellation fee, but only to the end of fall term and not the end of spring term (because of the $150 they already paid).

**LIVE-IN* REQUIREMENT:** Students fresh out of high school (less than 12 months) are required to live on campus the entire academic year and must have an Academic Year Contract. Students that are under the live-in* requirement and are granted a waiver AFTER moving onto campus must pay the $7 per day cancellation fee for leaving before the end of spring term. Students that are granted a waiver of the live-in* requirement BEFORE moving onto campus do not pay any cancellation fees.