



# COMPREHENSIVE PROGRAM REVIEW

## STUDENT HOUSING

### AUGUST 2018

#### **STUDENT SERVICES LINK TO COLLEGE MISSION**

*Describe how the program serves/supports the College mission, vision, and values.*

Student Housing supports the academic mission of Feather River College by providing living environments that enhance the educational and personal growth of students and provides a community atmosphere that complements the educational mission of the College.

Vision statement:

Feather River College cultivates engaged citizens striving for a resilient, solution-based society. As a campus community, we aim to foster the values of education, service, and stewardship in our students, staff, and community. We will continue to develop our educational and co-curricular offerings to support our students' pursuit of sustainable, fulfilling, and dynamic lives.

Values:

Develop the mind, Celebrate the Individual, Strive for Excellence, Open Doors, Nourish the Community

#### **DESCRIPTION OF SERVICES**

*Provide a description of all the services provided under your program along with the staff who provide these services. An organizational chart may be included. Describe how services are provided both on campus and online. Assure that the catalog and website descriptions are the same.*

Student Housing supports the academic mission of Feather River College by providing living environments that enhance the personal growth of students and provides a community atmosphere that complements the educational mission of the College. FRC offers three Housing options. The rent package is the same for all three options, which includes utilities, internet and Direct TV services, and on-site laundry facilities. There is on-site management and security at each facility. Throughout the year, various student activities are offered to all housing residents. Because there is a high demand for student housing, all bedrooms are double occupancy. FRC offers three Housing options:

- 1) The Apartment-Style Dorm is located on campus and features one and two bedroom (double occupancy) options.
- 2) The Meadows Apartments is an apartment complex near downtown Quincy that features one and two bedroom (double occupancy) options. Preference for this complex is given to returning students with no disciplinary records
- 3) The Pines is located in the heart of downtown Quincy and provides a traditional dorm setting with 25 double occupancy rooms located off three corridors.

See Org. Chart for staffing at all three facilities (Appendix A).

**DESCRIBE THE STUDENT POLICIES RELATED TO YOUR PROGRAM WHICH HAVE BEEN UPDATED**

AP/BP 5500 Standards of Student Conduct was last updated on April 12, 2018 with recommendations from The League. This policy and procedure is referenced throughout the Student Housing Handbook (Appendix B).

**STUDENT SERVICES STUDENT LEARNING OUTCOMES**

*Note which Student Services Student Learning Outcomes you chose to measure, and what strategies you used to measure them. Examples may include student satisfaction data, records of student use of services, data describing a change in service after a program change has been made, anecdotal or focus group feedback from students, evaluations from programs, etc.*

Students will demonstrate skills in relationships through interpersonal communication, compromise, teamwork, and collaboration.

Students will value their education, understand its privilege, and become responsible citizens by:

- Participating in community service
- Respecting and questioning authority
- Expressing themselves creatively
- Being proactive in learning

Students will demonstrate a sense of personal and professional ethics by:

- Accepting responsibility for their own actions
- Respecting and honoring diversity of individuals and ideas

Strategies used to measure student learning outcomes:

- Year End Student "YES" Survey
  - Identifies areas of need (Wi-Fi, facilities improvements, parking)
  - Identifies level of satisfaction

**PROGRAM IMPROVEMENTS**

*Based on the results of the assessment above, what changes have you made to improve your program based on the information above?*

- 2010 Hiring of Ms. Sarah Ritchie Dorm Manager Position
- 2013 Automatic payments from Financial Aid
  - Financial Aid Payment Form added to Application
- 2014 Implemented check in and check out procedures
- August 2015 Opening of Meadows Facility
  - 26 beds & Created 1 Stipend Assistant Manager position

- 2015 Hiring of Assistant to Ms. Ritchie, Charlie Rifenbark Assistant Manager Position
- 2016 Sustainability Project: Collect, sort, and store donated items (furniture, appliances, etc.) from departing residents and community for incoming residents
- August 2017 Opening of Pines Facility
  - 45 beds & Created a Stipend Assistant Manager and 1 stipend RA position
- 2018 Housing Application
  - Made the application a fillable PDF.
  - Voluntary release of special accommodations or circumstances, medical conditions to be made aware of, and medications taken regularly.
  - Included detailed information about each payment plan to assist with making a more informed decision
  - Formatting Student Housing License Agreement section of application to add applicant initials following each section and signature of acknowledgement at the end of the agreement.
  - Authorization for Payment with Credit Card
  - 2018 – Assistant Manager attended a Student Housing Conference as professional development and shared new ideas with housing staff.
- 2018 - New Laundry machines were installed for on Campus Dorms
- 2018 - Television upgrade HD Receivers with Direct TV
- 2010 – 2018 On campus created 12 RA positions (managers house 3-4 non-student RAs)
- 2010 – 2018 RA Training
  - Safe Talk Training – Suicide Awareness
  - Senate Bill No. 967 Section 67386 to the Education Code Affirmative Consent Training
- 2010 – 2018 Student Housing Orientation for New and Returning Residents
- 2010 – 2018 Student activities:
  - Participate in Week of Welcome (fall and spring), Spirit Week, Various parties (Super Bowl, Halloween, Cinco de Mayo, End of the Year)

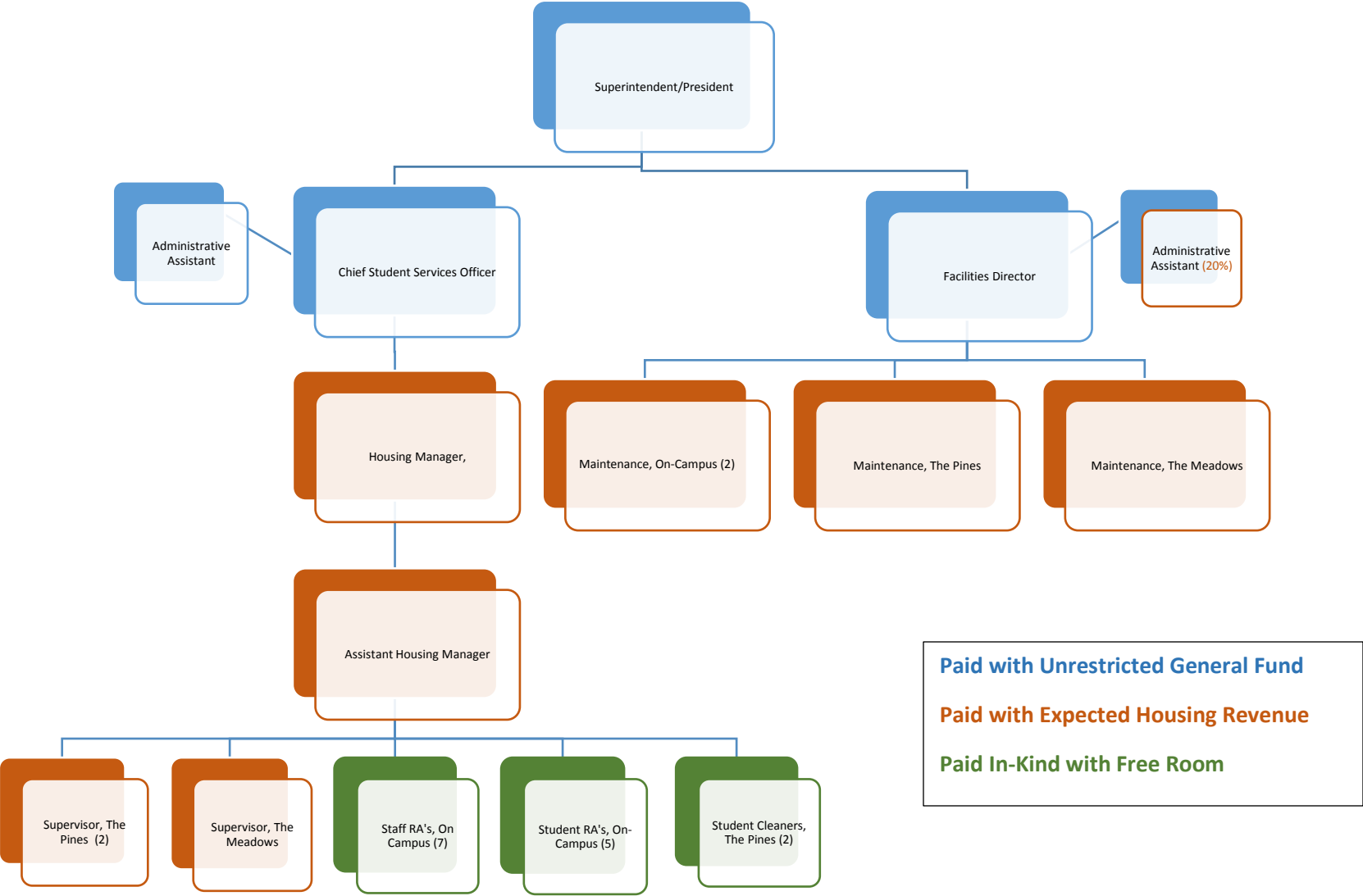
### **LONG RANGE VISION FOR THE NEXT FOUR YEARS**

*Based on a review of your APRs for the past four years, the new and emerging trends in your area, and the results of the student services student learning outcomes, what changes do you foresee for the future? What facility and staffing needs to you anticipate will be needed? What changes do you plan to make to your program to improve student learning outcomes?*

- Increase internet capabilities at On Campus Dorms and Meadows
- Upgrade Surveillance cameras at On Campus Dorms
- Install Surveillance cameras at Meadows
- Increase student housing staff
  - Add an RA and cleaning staff to Pines Facility
  - Add Student Worker hours for On Campus Dorms
- Continue staff training and develop a contract for RA's
- Continue to develop New Resident Orientation / Education Programs

- Continue to improve resident life and student experiences
- Customer Service (internal and external)
  - Improve process / technology upgrades
  - CPU/Phones
  - Property Management Software (possible hardware)
- Increase involvement with budget development and Employee evaluation processes
- Improve website and promotional materials for student housing
- Generate more revenue for the dorms through summer rents, camps and other usage
- Hold Focus Groups with students at each site to better understand student's needs and assess learning outcomes

Student Housing Organizational Chart



2018–2019



Feather  
River  
College

STUDENT HOUSING  
HANDBOOK

# Experience the Difference of Living and Learning at Feather River College

Welcome to your home away from home. We are pleased to be a part of your college experience. Feather River College Student Housing is owned and operated by Feather River College and the Feather River College Foundation. FRC Student Housing strives to provide a living environment that is comfortable and conducive to building a positive community, study, and intellectual achievement. There are three student housing facilities operated by FRC. Our Apartment Style Dorms on campus have a capacity of 160 residents, the Meadows Apartment has a capacity of 28 residents, and our newest facility, the Pines, which is a more traditional style dormitory, has a capacity of 45 residents.

The main office for Student Housing is located in Building 1 of the on-campus dorms. The hours of operation are generally Monday to Friday 8:00am – 4:00pm (hours are posted on the office door). Please note that all payments, including rent, security/cleaning deposits, and housing parking permits, are to be made at the Student Accounts office on the FRC campus. Student Accounts is located in the Admissions and Records office inside the Student Services building.

Feather River College is a center of learning for all of its students; therefore, we believe in free inquiry and free expression. Students are encouraged to develop the capacity for critical judgment and to learn about themselves and others. The freedom to learn depends upon appropriate, safe, non-prejudiced opportunities and conditions in the classroom, on campus, and in the larger community. Students should respect this environment and act with civility, courteousness, and responsibility.

With this in mind, the College and Student Housing policies and regulations are presented as the minimum code of orderly conduct while attending Feather River College. They should serve as a guide to obtaining freedom and to respecting the freedom of others. As a resident of student housing, you are responsible for knowing and following all of the policies and regulations which appear in this Handbook, the College Catalog, or any other official College memorandum or publication. The Housing Manager has final responsibility for decisions on fines and evictions related to violation of policies stated in this Handbook. Residents can appeal any decision of the Manager to the Chief Student Services Officer through the formal Student Complaints and Grievance Procedure (AP 5530) The Complaint/Grievance form can be found on the website at [www.frc.edu](http://www.frc.edu); look under Student Services, Student Policies.

The following information serves as a guide to living and learning at Feather River College. In it you will find information ranging from who makes up Student Housing staff to where to get your mail. We hope that you will find this Handbook to be useful; however, it may not answer all of your questions or concerns. We strongly encourage you to contact your Resident Assistant or any other member of the staff for further information.

# Housing Team

You are never alone... there is always someone available to assist you!

## Student Housing Manager - Sarah Ritchie

The Manager is responsible for all aspects of the residential life program at FRC Student Housing. The Manager provides direction for the training and programming activities. Additional responsibilities include housing management, technology management, and budget and program development.

## Student Housing Assistant Manager – Charlie Rifenbark

The Assistant Manager provides supervision for all Housing operations in the absence of the Manager. The Assistant Manager provides direction for Resident Advisors (RA) and other security staff and is the first person residents or RAs contact in case of emergency between 9pm and 8am.

## Resident Assistants (RAs)

Resident Assistants (RAs) are staff members who live in student housing; RA's are assigned to each building. RAs are selected on the basis of leadership and other personal qualities that enable them to assist residential students with concerns and everyday issues. They will help with lock outs, security, and trash violations.

## Administrative Support

These individuals coordinate the daily activities in the office including answering questions, data processing and are most likely the first people to greet you in the Housing office.

## Student Accounts – Lisa Noia

The Student Accounts office is located on the main FRC campus in the Admissions and Records office inside the Student Services building. All payments for security/cleaning deposits, rent, and parking permits are to be made through Student Accounts.

## Maintenance Staff- Jason Newman

The maintenance staff is responsible for all dorm repairs including heating, plumbing, and air conditioning. They are also responsible for snow plowing and grounds up-keep. The maintenance staff is **not** responsible for cleaning individual units, bedrooms or picking up litter. If something needs attention in your dorm room, submit a Service Request form online at: [www.frc.edu/housing/Student-Housing-Forms.cfm](http://www.frc.edu/housing/Student-Housing-Forms.cfm) A Maintenance staff member will be there within 48 hours to assess the problem.

## Residence Hall Contact Numbers

Student Housing Manager: Sarah Ritchie	530-283-0202 ext. 414
Assistant Manager: Charles Rifenbark	530-283-0202 ext. 414
Maintenance Staff: Jason Newman	530-283-0202 ext. 259
Student Accounts: Lisa Noia	530-283-0202 ext. 292
Chief Student Services Officer: Carlie McCarthy	530-283-0202 ext. 273
Director of Facilities: Nick Boyd	530-283-0202 ext. 259



# Campus Living

## Television Service

Satellite TV is provided free of charge in each housing unit. Problems with television service should be reported to Maintenance.

## Common Room

The Apartment Style Dorms and the Pines have common rooms that are open to residents and accompanied guests and include a television, recreational equipment, and lounge furniture. Removal of common room furniture is prohibited and may result in student conduct action. Sleeping in this room is prohibited. Programs and events planned in the common room must be approved by the Manager. These events will be given priority over other daily activities.

## Computer Services

All student housing facilities offer limited wireless internet service. If you experience problems with internet service, please submit a Service Request form stating the problems you are experiencing.

## Heating

For best heating results, **do not** block the air vents, and keep all windows closed. Quincy winters are cold; cooperation in helping to conserve energy is appreciated. If there are questions about heating units, please contact a member of the Housing staff for assistance.

## Laundry

Coin operated washers and dryers are located at all housing facilities. The laundry rooms are open 24 hours. Report any problems with the washers and dryers by submitting a Service Request form. Student Housing is not responsible for lost, stolen or damaged items left unattended in the laundry room.

## Mail Service

Each resident has the opportunity to rent a mail box at the Feather River College Bookstore. All mailboxes are located in the Bookstore. Mail is delivered daily, with the exception of Saturdays, Sundays, federal holidays and during breaks when Student Housing is closed. If there are any questions concerning mail delivery or if your mail key is lost/stolen, please contact the Bookstore Manager. Packages must be picked up at the Bookstore.

## Telephones

Should a student want telephone services, he/she must contact AT&T to activate an account. Problems with telephone service should be reported directly to AT&T. Residents must set up appointments with AT&T to get service.

## **Trash & Recycling**

Please dispose of all trash in the large, green trash dumpster located in the parking lot. There are also recycling bins located outside each room for glass, plastic, cardboard, and paper. FRC supports environmental sustainability and asks that you use these bins. Trash left outside of units attracts wildlife; therefore, **leaving trash outside a unit will result in a fine.**

## **Parking**

All Feather River College Traffic and Parking Regulations are in effect and applicable for on-campus residents. Student Housing parking permits must be purchased in person at the Student Accounts office on campus. There is an additional fee for a housing parking permit per semester. Each resident will be permitted to register one vehicle. If a parking permit is lost, please go to the Student Housing office.

Student Housing parking is restricted to designated parking lots; driving and parking along the buildings is strictly prohibited. The only exception is a resident who has an official disabled person parking placard issued from DMV. Failure to abide by residence parking policy may result in the vehicle being ticketed and/or towed at the owner's/operator's expense.

Non-college community members visiting campus must have a visitor parking pass and park in designated areas. Visitor parking passes must be obtained by a resident student at the Student Housing office. For the security and safety of all college community members, driving and parking along the buildings is strictly prohibited. Violators may be ticketed/towed at the owner's/operator's expense if cars are parked illegally.

## **NO PARKING ON THE MIDDLE ROAD OF THE ON-CAMPUS DORM FACILITY....NO EXCEPTIONS!!!**

## **Pest Control**

Please notify a Student Housing staff member if there is any problem with insects or rodents in a room or unit. A Service Request form must be submitted for a member of the maintenance staff to enter the room or unit during regular business hours to address the problem. Residents do not have to be present, but an accurate description of the problem must be given. All non-perishable food should be stored in airtight containers and well wrapped. No food is to be placed on windowsills. Food must be properly stored or discarded during vacations.

## **Safety & Security**

Student Housing provides secure access, smoke/heat alarm systems, a camera monitoring system, and 24-hour Public Safety surveillance around each facility. Safety is everyone's responsibility. Report any unusual, dangerous, illegal, harassing, or otherwise unsafe behaviors to a Student Housing staff member or Public Safety. All residents are required to fill out a form that states previous criminal records. This form is on file at the Student Housing Office.

## **Prohibition Against Sexual Harassment**

Feather River College seeks to maintain an educational environment free from any form of discrimination or harassment including but not limited to discrimination, harassment, and/or violence on the basis of sex in accordance with Title IX of the Education Amendments of 1972.

Title IX of the Education Amendments of 1972 provides that no person shall, on the basis of sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any education program or activity receiving Federal financial assistance. The law considers harassment or violence based on sex to be a form of discrimination. Feather River College prohibits discrimination against or harassment of students on the basis of sex in connection with all academic, educational, extra-curricular, and other programs of the college, whether they take place in the facilities of the college, at a class or training program sponsored by the college at another location, or elsewhere. As such, the Feather River College's sexual harassment policies (BP/AP 3430, BP/AP 3540) apply to Student Housing. These policies apply whether the alleged harasser is a Feather River College employee, a fellow student, a visitor to the college, or a vendor of the college.

Feather River College prohibits discrimination or harassment of all forms, including but not limited to sexual discrimination, sexual violence, or sexual harassment (including intimidating/bullying behavior based on gender). The college shall exercise reasonable care to prevent and promptly correct discrimination, violent, or harassing behavior and shall develop preventative or corrective measures to address these behaviors. Feather River College also prohibits retaliation against anyone for reporting discriminating, violent, or harassing behavior or for participating in discrimination or harassment investigations or lawsuits.

Students who believe they have observed or been the object of sexual discrimination or harassment or sexual violence has the right to file a complaint with the Title IX Compliance Officer identified below. All complaints of alleged sexual harassment or discrimination against students will be promptly investigated under the oversight of the college's Title IX Compliance Officer. Students may also file a complaint with the United States Department of Education Office for Civil Rights. For more information regarding Title IX Sexual Harassment requirements and complaint process, please refer to (AP 3435).

### **Title IX Compliance Officer**

David Burris  
570 Golden Eagle Avenue  
Quincy, CA 95971  
530-283-0202, ext. 280  
[dburris@frc.edu](mailto:dburris@frc.edu)

## **Crime Prevention Tips**

Criminals who see an opportunity will take risks. Assault and robberies can happen to anyone, anywhere, at any time. If we work together, we can stop crime before it occurs. Crime reduction on campus requires the continued active support of the college community. The following are a few suggestions, which may help to prevent crime by planning ahead for personal protection.

### **Personal Safety...What You Can Do!**

The best defense against crime is to take adequate precautions, and always practice good personal safety. Precaution and prevention are the most effective tools that can be used to reduce the chances of falling victim to a crime. Know the current environment and be alert at all times, whether at home, out walking (especially at night), driving or at work.

#### **At Home, or Your Student Housing Apartment/Room,**

- Keep doors and windows locked when at home to keep out unwanted visitors.
- Lock all doors and windows whenever exiting. Even the best locks will not work if you do not use them.
- Do not automatically open the door when someone knocks.
- Do not loan room keys to anyone.

#### **When Walking**

- Plan routes in advance; stay away from alleys, fields, and dark areas; avoid shortcuts.
- Walk on lighted walkways on campus.
- Don't walk alone. Walk with a friend, especially at night.
- Use Plumas County buses. Wait for the bus with a friend.
- If being followed, change directions and head for a public place.
- Have keys ready to enter a car, room, or apartment immediately.
- Do not accept rides from strangers. Do not hitchhike.

### **Campus Safety**

#### **In Case of Emergency: Call 911**

#### **On Campus Resources:**

Report safety concerns, odd or unusual behavior, and/or criminal activities to:

Campus Safety Officer:	530-283-0202 ext. 259/307 or 530-394-7503 OR
Campus Switchboard:	530-283-0202 ext. 200 OR
Campus Night Administrator:	530-283-0202 ext. 270 OR
Library Assistant:	530-283-0202 ext. 236

#### **Off Campus Resources:**

Plumas District Hospital Emergency Room:	530-283-7111
Plumas Crisis Intervention and Resource Center:	
24 hr. Crisis Line:	1-877-332-2754 or 530-283-4333
Text: Here2Help to 72727	
Plumas County Mental Health:	1-800-757-7898 or 530-283-6307
National Suicide Prevention Hotline:	1-800-273-8255

#### **Other Campus Safety Information/Closed Campus Hours**

Students are prohibited from entering any campus building, excluding student housing, between midnight and 6:00 a.m. Students are also restricted from coming to campus anytime the college is closed. Student housing is closed during winter recess, December 24-January 1 when the rest of campus is closed and there are no services available. Students must make alternate housing arrangements during that time.

# Housing Information

The Apartment Style Dorm is located next to campus and consists of 160 beds located throughout five buildings; 100, 200, 300, lower 400's and upper 400's. The Meadows Apartment is located on Bucks Lake Road and consists of 28 beds. There are two types of units in both facilities. The first type includes one bedroom shared by two students. The second type houses four residents with two students in each room. All units include a kitchen, one bathroom, a common kitchen/living room, and bedroom(s). The Pines is located on East Central Avenue in the heart of Quincy, which provides a traditional dorm setting with double occupancy bedrooms along two corridors. Each room has a kitchenette, two rooms share a toilet and sink, and there is a common shower on each wing. The Pines has three common spaces and two study rooms. Each facility is equipped with limited internet connectivity. Satellite TV service is provided free of charge in the common rooms and bedrooms. Units are furnished as follows:

## Kitchen

- Refrigerator/Freezer
- Electric stove with oven
- Some units have garbage disposals

## Bed Room, Furnishings per Student

- Height adjustable bed frame (w/extra-long mattress-36"x80")
- Wardrobe closet

## **Rent package includes....**

Utilities, television service, internet and bed (tenant provides own phone service).

## **Student provide their own....**

Bedroom Supplies: linens, towels, hangers

Kitchen Supplies: pots and pans, dishes, eating utensils, garbage can

Cleaning Supplies: vacuum cleaner, mop, broom, sponges

Living Room Supplies: couch, dining table and chairs, T.V. stand

## The following includes portions of the Student Housing License Agreement that you might need to reference:

### TERMS AND CONDITIONS

- (a) The FRC Student Housing Handbook is made a part of this License Agreement and residents are subject to all regulations contained in FRC Student Housing Handbook, a copy of which has been provided for review and is available at the Feather River College Student Housing Office, on the FRC website, and is provided at move-in.
- (b) Licensee agrees to comply with the housing facility regulations, which are listed in the Student Housing Handbook, and any subsequent amendments.
- (c) This License Agreement shall not be transferred except as permitted in Section VIII.
- (d) It is understood and agreed by Licensee and Feather River College Student Housing that no lease or any other interest in real property is created by this Agreement.
- (e) Licensee agrees not to sublease a room to which he or she is assigned and to pay current and future housing rates of their assigned living environment.
- (f) Feather River College Student Housing reserves the right to change room rates and occupancy after due notice and to add other requirements and stipulations as may become necessary for the betterment of the housing program and the general welfare of the students.
- (g) To be eligible for occupancy, Licensee must be currently enrolled and maintain status as a student at Feather River College with at least 6 semester units.

### CANCELLATION BY LICENSEE PRIOR TO ACADEMIC YEAR FEE PERIOD

- (a) Licensee may cancel their license after it has been approved by FRCSH by giving written notice to Feather River College Student Housing Office at least 30 days prior to the beginning of the 2018-19 academic year fee period.
- (b) A request to cancel a license less than 30 days prior to the beginning of the 2018-19 academic year fee period shall include Licensee's statement of reasons. Feather River College Student Housing Management **shall** grant the request based on the following standards, with appropriate verification: (1) end of student status, or (2) marriage. Feather River College Student Housing Management **may** grant, **at its sole discretion**, the request based on the following standards, with appropriate verification: (1) extreme hardship beyond the control of licensee and (2) a suitable replacement licensee is available to fill the vacated space. FRCSH shall make a reasonable effort to locate a suitable replacement licensee.

### CANCELLATION AFTER THE BEGINNING OF THE ACADEMIC YEAR FEE PERIOD

- (a) Licensee who requests to vacate the housing facility shall give at least a 30-day written notice of intention to vacate and the reason thereof. A petition to terminate shall be obtained from Feather River College Student Housing Office, completed, and returned to the Student Housing Manager.
- (b) Feather River College Student Housing Management **shall** grant a request to vacate submitted pursuant to subsection (a). The determination will be based on the following standards, with appropriate verification: (1) graduation or (2) marriage.
- (c) Feather River College Student Housing Management **may, at its sole discretion and on occasion**, grant the request based on the following standards, with appropriate verification of: (1) extreme hardship beyond the control of licensee and (2) a suitable replacement licensee is available to fill the vacated space. FRCSH shall make a reasonable effort to locate a suitable replacement licensee.
- (d) If request for cancellation is approved, Licensee's financial obligation will be prorated by a daily rate for the dates of occupancy. The security/cleaning deposit may be applied by the DISTRICT toward reimbursement for any cost incurred including (1) unpaid rent, (2) cleaning expenses (3) repairs for room damage (will be based on current replacement and/or repair costs), (4) replacement of other items including lost or damaged keys, equipment or furnishings. The \$400.00 Security Deposit will otherwise be refunded.

## **REVOCATION OF LICENSE AGREEMENT**

(a) Feather River College Student Housing Management may revoke this License Agreement and evict the Licensee upon the following conditions:

- (1) Serious or repeated failure to comply with housing policies and procedures as stated in the License Agreement or Student Housing Handbook. If a resident is asked to vacate the housing facility as a result of disciplinary action as defined in the Student Housing Handbook, FRCSH expressly reserves the right to charge for the full academic year according to the License Agreement. All such failures are considered “non-curable” breaches of the Agreement with the exception of payment or fees.
- (2) Failure of Licensee to maintain status as a student at Feather River College and housing space is needed for other students.
- (3) Licensee's serious or repeated breach of any term or condition of this License Agreement or the Student Housing Handbook (“non-curable”) including failure to pay required payments and fees (“curable”).
- (4) Licensee engaging in conduct that endangers the safety or well-being of other residents, as reasonably known by management, or the conviction of a felony.
- (5) Administrative necessity (for example: facility repairs, safety or emergency) as determined by the Student Housing Management.

(b) FRCSH Management shall provide notice to Licensee not less than 72 hours prior to revocation of license resulting from an occurrence described in subsections above, except in cases of emergency, such as (4) or (5). In the event a license is revoked, the security/cleaning deposit will be applied as described above.

## **ABANDONMENT OR TERMINATION BY LICENSEE**

Except as permitted in Section V or VI, termination of this License Agreement or abandonment of the premises by Licensee shall not release Licensee from paying any obligation due Feather River College Student Housing. Under certain circumstances, revocation, termination or abandonment, Licensee may be released from this agreement if a suitable replacement occupant is found, upon approval of Student Housing Management. FRCSH shall make a reasonable effort to locate a suitable replacement licensee. Licensee's personal belongings left on property will be disposed of in accordance with legal requirements.

## **DESTRUCTION OR UNAVAILABILITY**

In the event that bed space is destroyed or becomes unavailable as the result of conditions not reasonably foreseen at the time this License Agreement is made, Licensee shall be entitled to a prorated refund of any fees applicable to periods after Licensee was required to vacate. Such conditions include, but are not limited to, damage caused by floods, slides, fire, earthquake, other natural disasters, and vandalism; civil disorder; compliance with state or federal law; unanticipated interruption of basic services; drop in the rate of vacancies or cancellations not reasonably foreseen by FRCSH if such drop results in an over-booking of available housing facilities.

## **VACATING THE HOUSING FACILITY**

Licensee shall promptly vacate the housing facility on the expiration of the fee period or upon revocation of this License Agreement, whichever occurs first, after due notice and in accordance with license agreement and legal requirements. Student housing facilities are closed during winter recess when the rest of the campus is closed for an extended period of time (normally December 24-January 1 but consult district calendar for exact dates). Residents must make alternate housing arrangements during this time.

## **PAYMENT PROCEDURE**

- (a) Payments are due in accordance with the payment plan chosen by the resident.
- (b) If payment is not received within five days of the due date, a \$20 late fee will be assessed monthly until the balance due has been paid in full.
- (c) Resident is liable for entire 2018-19 academic year lease obligations as stated in license agreement.

## **TREATMENT OF INDEBTEDNESS**

Failure of Licensee to satisfy the financial obligations of this License Agreement may result in action by the FRCSH, including but not limited to:

- (a) Assessment of a late fee, in accordance with the fee schedule.
- (b) Revocation of the License Agreement.
- (c) Eviction.
- (d) Withholding of Feather River College services or records pursuant to the License Agreement and Student Housing Contract.

This includes: 1) Withholding official Feather River College transcripts / records. 2) Denial of registration.

- (e) Offset of loans, grants, scholarships, and/or earnings payable through Feather River College.
- (f) Referral to an outside collection agency, and/or a credit reporting agency; and/or legal action.
- (g) Submission of your debt information to the Franchise Tax Board for possible deduction of payment from your tax refunds or other money the state may owe you.
- (h) Licensee agrees to pay all costs incurred by the Feather River College Student Housing to effect collection in the event of Licensee's default.
- (i) Licensee authorizes Feather River College Student Housing, its agents, and any collections agency or legal counsel under their direction to contact any individual, school, employer, doctor, or state/federal agency in order to substantiate information, including current address, relevant to collection of this debt.

## **INSURANCE**

(a) During the period covered by this License Agreement, Licensee is recommended to obtain health, accident and renter's insurance.

(b) Feather River College Student Housing does not have insurance to cover the personal or property damage of Licensee. Therefore, FRCSH highly recommends that Licensee obtain insurance, such as renter's, accident and health policies. The FRCSH assumes no responsibility for licensee's personal property.

## **NON-WAIVER**

The waiver by FRCSH of any breach of a term or condition of this License Agreement shall not constitute a waiver of any other or subsequent breach.



# Student Housing Policies

All FRC students must follow the Feather River College Standards of Student Conduct, which can be found at the following link:

[https://www.frc.edu/student-services/files/documents/StandardsofStudentConduct%20\(1\).pdf](https://www.frc.edu/student-services/files/documents/StandardsofStudentConduct%20(1).pdf)

Additionally, the following policies apply to all Housing residents, their guests, and visitors and shall be subject to disciplinary procedures:

1. Illegal possession or use of any firearm, explosive, dangerous chemical, or other weapon.
2. Threatening, harassing, physically abusing, or endangering in any manner the physical or mental health and/or safety of any person including sexual harassment.
3. Theft, willful destruction, damage, or misuse of any property belonging to or in the possession of the College or belonging to or in possession of any person.
4. The unlawful manufacture, distribution, dispensation, possession or use of alcohol or a controlled substance is prohibited in all facilities under the control and use of the District or at college-sponsored activities. If a student is suspected of being under the influence of any drug (legal or illegal) which threatens the health and/or safety of any person, he/she may be required to submit to a drug test (at their expense) prior to returning to class, clinical assignment, or any college activity.
5. Disruption of the orderly process of activities of the College, including unauthorized entry into, obstruction of, or occupation of any college property.
6. Dishonesty, including, but not limited to: cheating, plagiarism, knowingly furnishing false information to the College, forgery, alteration or misuse of College documents and records.
7. Unauthorized and inappropriate use of College computers and network systems (computing resources).
8. Violation of any criminal state or federal law not included in the above.
9. Repeated violations of quiet hours or other pervasive disruptions to the housing facility.
10. Failure to ensure visitor compliance with the rules and policies of the housing facility.

Parents may be called at any time there is a threat to health and safety. Sanctions may include a minimum \$100 fine paid immediately following the incident, community service, a documented disciplinary record, and report to law enforcement including the California Highway Patrol (CHP), and the Plumas County Sheriff's Office.

Repeated violations may result in the suspension of housing privileges for the remainder of the academic year, and may include permanent expulsion. The Chief Student Services Officer may also suspend the student from the college for up to one year. If housing and/or

enrollment privileges are suspended the student will not be allowed on housing property or college property during the time of suspension, and may be arrested for trespassing if seen on campus.

All Feather River College facilities including housing are drug and alcohol free. Fines for alcohol and drug use violations are as follows:

- 1<sup>st</sup> offense: \$100
- 2<sup>nd</sup> offense: \$250
- 3<sup>rd</sup> offense: \$350 (meet with Dean of Students)
- 4<sup>th</sup> offense: \$500 (possible suspension of housing privileges and/or possible disciplinary actions)

Fines must be paid immediately; fines not paid within one week will be applied to the resident's FRC student account and may be subject to additional late fees.

## Cooking

Cooking is allowed only in kitchen areas. Residents are encouraged to cook with the kitchen appliances provided in the housing facility. It is expected that residents wishing to cook will apply all fire safety precautions and observe good cooking practices. It is recommended that residents regularly clean the stove drip pans to prevent residue build up that could result in excessive smoke or fire. Residents will be held financially responsible for any building fire alarm activation or related damages resulting from negligence while cooking. Only UL approved, sealed-unit coffee makers and toasters are allowed to be used in the kitchen area. The use of any other cooking appliances are prohibited in all units including, but not limited to, hot plates, electric fry pans, oil fryers or auxiliary heaters.

## Damages and Vandalism

Residents are responsible for any loss or damage to personal property, College property, or property of Student Housing. Anyone causing damages, whether intentionally or by accident must report the incident to the Housing Manager. Damages occurring during the academic year will be invoiced to the resident. Vandalism to common area property will be assessed and divided equally among all residents involved in the damage. All damage deemed vandalism by Student Housing staff will incur a base charge per incident based on building occupancy. Residents are responsible for any damage to their dorm/apartment unit. The repair/replacement costs will be charged to the residents by dividing the total cost equally by the number of residents involved. Outstanding fees in excess of \$200 will result in a hold being placed on their academic record. Outstanding fees will result in a hold preventing the resident from obtaining a college transcript. Unresolved balances may be referred to a collection agency and residents will be responsible for all associated collection fees. We recommend that all residents obtain renter's insurance to protect their belongings in the event of theft or damage. Student Housing will not compensate residents for loss or theft of personal property in any student housing facility.

Below is a list of **approximate** repair costs for commonly damaged items:

- Clean appliance (oven, stove, refrigerator) - \$40.00 Each
- Clean bathroom - \$40.00
- Clean common area in room - \$100.00
- Desk - \$100.00

- Light fixtures - \$40.00
- Mirrors - \$60-\$200
- Paint room - \$50.00/wall
- Recycling box - \$15.00
- Remove trash - \$25.00/each bag
- Remove personal items - \$25.00 & up
- Repair hole in wall (depending on size) - \$50.00 - \$200.00
- Replace bedroom door - \$180.00 - \$220.00
- Replace light cover - \$40.00
- Replace mattress - \$130.00
- Replace window blinds - \$50.00/per window
- Replace window screen - \$50.00
- Smoked detector/ Carbon Monoxide detector - \$250.00
- Thermostats - \$50.00
- Thermostat Covers - \$50.00
- Toilet paper dispenser - \$35.00
- Towel Bar - \$35.00
- Window glass - \$200 - \$300
- Remote - \$75
- Cable Box - \$200

## Fire Safety Rules

Student Housing facilities are equipped with many safety features. In addition, annual fire safety inspections are conducted by local and state officials. Any attempt, failed or successful, to dismantle or bypass any of these safety features is prohibited. This includes, but is not limited to, security cameras, building access doors, exterior and interior safety lights, and fire alarm system. Residents are expected to observe fire code regulations. Violators of these regulations may be subject to student conduct action, and payment of any damages and fines. **The fine for setting off a smoke or fire detector or fire extinguisher within a building as a result of negligence, misuse or abuse can range from \$100-\$1000 plus the cost of damages.** Personal items that are in violation of the fire code will be confiscated and tagged. All confiscated items which are not picked up and taken home within thirty (30) days will be disposed of by Student Housing staff. Residents will be subject to a fine.

- For the protection of residents, all housing units are equipped with smoke and fire detection, and fire extinguishers. Tampering with any of these systems is a violation of the Student Housing Code of Conduct and well as a violation of California state law.

- Building walkways must be kept clear at all times. Furniture and personal belongings such as bikes, trash bags, trunks, boxes, and drying racks may not be placed in the walk way.
- Ceiling hangings of any description are not permissible as they interfere with the proper function of the fire/smoke detection and prevention devices. Room decorations shall be non-combustible or flame retardant. Fireworks and firecrackers are not permitted. Residents are not permitted to possess fireworks and firecrackers while on campus.
- Bedroom furniture must allow at least a 36 inch clear walkway from the opposite side of the bedroom or common area to the door.
- Only store-bought curtains hung on tension rods may be used as approved window coverings.
- Wall decorations are limited to 20 percent of each wall of the room. Wall decorations cannot cover windows, such as blankets or tapestry, and must be at least 18 inches below the ceiling height.
- Lighting or heating devices that produce an open flame are prohibited. This includes but is not limited to candles, kerosene lamps, and lamps with the globe facing upward, such as torchy lamps. No hot plates, George Forman and similar grills, electric fry pans, waffle, sandwich, or quesadilla makers, oil fryers or auxiliary heaters are to be used; UL approved coffee pots should be used only on the kitchen counter.
- Bicycles left in common stairwells and walkways, or where they obstruct exits will be removed. They should be stored only in designated bike storage areas.
- Flammable holiday decorations such as live Christmas trees (cut or balled), wreaths made from pine boughs, and untreated bunting are not permitted in any building.
- Only Student Housing installed wiring is allowed in dorm/apartment units with the following exceptions: UL listed power strips with circuit breaker and power surge protection. Power strips may not be used in a series to gain greater lengths and ceiling fixtures may not be installed. Electrical cords must not be used unsafely (under carpets, in pathways, taped down, etc.). Spliced, taped or frayed cords must not be used. Multi-outlet devices such as adapters, cubes, plug-in air fresheners etc., are prohibited. Dimmer switches and ceiling fixtures may not be installed. Extension cords are prohibited
- Electrical cords and data televisions cannot be installed from room to room where their existence may cause tripping hazard, nor can they be run through the ceiling tiles.
- Combustible liquids such as gasoline, turpentine, charcoal lighter, diesel fuel, liquid propane tanks or cylinders, and self-starting charcoal are prohibited from being stored in any building.

- Motorized vehicles, including motorcycles, mopeds, and motorbikes, are not allowed in or near the student housing facilities.
- Do not leave food unattended in the microwave or on the stove.

## **Fire Evacuation Procedures**

1. When the alarm sounds, all occupants must vacate the building quickly and safely and meet in the main parking lot.
2. The Fire Department, Public Safety, as well as Student Housing staff members will ensure that the building has been properly evacuated.
3. Any resident found in the building during an alarm may be subject to student conduct sanctions and fines.
4. The Fire Department will determine when it is appropriate to return to the building. Under no circumstances should you return to the building unless you are told to do so by the Fire Department, Public Safety, or a Student Housing staff member acting for the Fire Department.

## **Fire Safety Sanctions, Building Fire Alarm Activation**

- First time violation: \$200 fine and Housing probation issued to the unit or responsible resident(s).
- Second time violation: \$500 fine, referral to the Housing Manager and possible suspension or removal from Student Housing.
- Third time violation: \$1000 fine, referral to the Chief Student Services Officer and suspension or removal from Student Housing.

## **Failure to Evacuate**

- First time violation: \$50 fine, Housing probation and an educational project.
- Second time violation: \$100 fine and possible suspension or removal from Student Housing.
- Third time violation: \$200 fine, referral to the Chief Student Services Officer and suspension or removal from Student Housing.

## **Intentional Fire Alarm Activation or Tampering with Fire Safety Signs/Apparatus**

- First time violation: Minimum \$250 fine and possible suspension or removal from Student Housing.
- Second time violation: Minimum \$500 fine, referral to the Chief Student Services Officer and suspension or removal from Student Housing.

## Fire Safety Tips

- Before leaving the room, touch the door to see if it is warm. If the door is warm, DO NOT open it. If possible, put a damp towel along the bottom of the doorway. If the door is not warm, crack the door to see if there is smoke.
- If you cannot get out of the room and your room is filled with smoke, put your head out a window to breathe. Wave a towel or other object to let the firefighters know that you are trapped.
- Put a damp towel over your mouth and nose to keep from breathing smoke.
- Crawl or stoop low on the floor to avoid smoke inhalation.
- If you are trapped and there is a phone nearby, call Public Safety.
- Close doors and windows behind you to help prevent the spread of fire. Do not lock the doors.
- Call Public Safety to report the fire from a safe location.

## Guest/Visitation - day and evening (residents of the Pines, see page 24)

A resident's right to privacy and comfort takes precedence over the roommate's privilege to have guests. It is important for roommates to discuss visitation of guests to arrive at an agreement acceptable to all roommates in the unit. If there are any problems with visitation, please contact the Housing Manager, Assistant Manager, or an RA. The visitation policy will be strictly enforced. Residents may be subject to student conduct sanctions and/or a fine if the guest visitation period is exceeded or any policies are violated.

### Non-Resident Visitation:

**A non-resident is defined as any person who is not a designated resident of the specific student housing facility.** Non-resident guests who are not a family member must be at least 18 years of age. Non-residents must possess a valid photo ID (driver's license, work/college ID). Non-residents must be in the presence of the host resident at all times. The storage of guest/visitor property within the units is prohibited. Non-residents may not use a resident's keys. Non-residents are prohibited from visiting in Student Housing for an extended period of time; the maximum length of time allowed is one night. Any non-resident can be asked to vacate Student Housing at the discretion of the Housing Manager, Assistant Housing Manager, RA, NRA or security officer at any time. Failure to vacate the premises upon request may result in the issuance of a persona non grata or trespass warning which prohibits future visits to Student Housing facilities. Failure to abide by this issuance may result in the arrest of the individual and judicial action upon the host. Non-residents must comply with all college policies and Student Housing rules/regulations. **Residents who have allowed a non-resident to live in their unit for any period of time will be fined \$200.**

**Residents that host non-residents are responsible for the non-residents' behavior.** If a non-resident is not following the student handbook the resident that is hosting them will be penalized. Non-residents who are FRC students can be held accountable for their actions per College policies and procedures. If a non-resident creates a disruption and

affects a roommate, other residents, or the community, they may be asked to leave and the resident may be held accountable for their actions. In cases where a non-resident damages property or violates Housing/College policy, the resident host may be subject to student conduct sanctions and/or restitution.

- All non-residents must contact their host to be signed in.
- All non-residents, including parents and family members, will be required to sign in at the dorm office or for The Meadows, with the RA on duty. Any exceptions will be made by the RA on duty.
- Residents will be limited to signing in two (2) non-residents. There is an 8 person occupancy limit on 4-person units. There is a 4 person occupancy limit on 2-person units.
- Hosts will be required to bring their FRC IDs to the duty desk when signing in non-residents.
- All non-residents will be required to present a valid photo ID at the duty desk. The ID must be a college ID, driver's license or other appropriate form of identification.
- Residents signing in a non-resident as an overnight guest must do so at the dorm office during office hours or for The Meadows, with the RA on duty.

### **The dorm office is staffed:**

- Monday to Friday – Hours may vary and will be posted on the office door.
- Saturday and Sunday- Office is closed contact your RA

Times are subject to change based on staff coverage.

### **During Vacations and School Breaks**

When leaving for the vacation periods, residents are responsible for the following:

- Closing and locking all windows and doors.
- Drawing the blinds on all windows in the unit.
- Cleaning the rooms/unit; empty wastebaskets, remove all perishable food items from refrigerators and rooms, and take all trash to the designated location. A \$25 fee will be charged for each bag of trash that Student Housing staff has to remove from the unit.
- Unplugging all electronic appliances, excluding housing issued refrigerator, microwave and oven. This includes unplugging personal refrigerators.
- Taking all personal items that will be needed during the break period.
- Lowering the heat in the unit to 65 degrees and set to auto.
- Removing all valuable personal belongings.

A Student Housing staff member will check each room and unit to ensure that the above guidelines have been followed.

### **Health and Safety Inspections**

The College expects a certain level of cleanliness and safety standards to be maintained in all student housing facilities. It is the responsibility of all residents within a unit to maintain a clean and healthy living environment. The student housing buildings will only be used for residential purposes; no solicitation or commercial use of the property is allowed. Student

Housing Management reserves the right to allow authorized personnel to enter into the living area or resident's room at any time.

Students who reside in any student housing facility must comply with all College policies and this Handbook. Any violations by students which pose a risk to health or safety may result in immediate termination of this agreement.

To ensure that these standards are met, the Housing staff will conduct:

- Weekly “walk-thru” to make sure the unit common areas are kept in a safe and sanitary condition.
- Monthly health and safety inspections of the entire unit; including individual bedrooms.
- California State fire safety inspections of the entire unit; including individual bedrooms.

If a problem is noted in the room/unit, residents will be given a written request to rectify the situation by a specific date. At that time, the room/unit will be re-inspected. Failure to correct a documented problem may result in judicial action. Excessive damage or a problem that produces an unsafe/unhealthy living condition may result in judicial action including, but not limited to, housing probation, professional cleaning charges or the loss of student housing privileges.

A resident choosing to terminate the housing agreement is required to meet with the Housing Manager and be responsible for the financial penalty. If a housing agreement is terminated for any reason, the resident must return all keys to a Student Housing staff member and vacate his/her room immediately following inspection.

## Key Cards and IDs

Each resident will be issued one key card, which will open the outer door to their room. It is the resident's responsibility to carry their keys and FRC Student ID at all times and to present IDs when requested by a college official, member of student housing management or employee of the Feather River College Student Housing. Residents must report lost/stolen key cards to the Housing Manager. Residents may not allow anyone to borrow their housing issued key card or student ID card. Duplication and unauthorized use or possession of College or Student Housing key cards is prohibited. Violation of these policies may result in student conduct action. Residents must use their student ID card to gain access to student housing facilities. A lost/stolen/broken ID card may be replaced for a fee of \$10.00 through Photo ID located in the Student Housing office.

## Lockouts

Residents who are locked out should contact an RA. If an RA cannot be contacted, the resident should contact the Manager. If the Manager cannot be contacted, the resident should contact Public Safety. Student IDs must be presented at the time of the lockout. Housing staff members will only let residents into their assigned room. Staff members will not give residents access to other residents' rooms. Staff will not unlock doors for guests. Upon the assistance for each lockout by a staff member, the resident will be required to verify that they are in possession of their keys. Residents who cannot produce their keys may be charged for a lock change. **Lockout assistance will be completed at the**



**earliest time feasible to the Housing staff or Public Safety.** Leaving room doors unlocked is dangerous and also places all roommates' belongings at risk.

## Maintenance Problems

If any Student Housing property in a room needs repair, a Service Request form must be submitted. The Service Request form can be submitted online at: [www.frc.edu/housing/Student-Housing-Forms.cfm](http://www.frc.edu/housing/Student-Housing-Forms.cfm). Residents failing to report maintenance problems could be held responsible for any resulting damages. All repairs must be done by authorized College personnel only. Any unauthorized repairs may result in judicial action. If the request has not been completed within five (5) working days, please notify the Housing Manager. For all after-hours maintenance-related emergencies, contact Jason Newman at 530-283-0202 ext. 414. All maintenance requests will be addressed as soon as possible; higher priority is given to more severe repairs.

## Mandatory Hall/Floor Meetings

During the semester, some housing meetings will be designated as "mandatory" by the Student Housing staff. Residents must attend mandatory meetings with their RA. Failure to attend these meetings could result in missing out on valuable information and it will be the responsibility of the resident to get the information. Residents will be held accountable for any information disseminated. Many meetings are not mandatory; however, it is highly recommended that residents attend all meetings for housing so that they are aware of all information that is being provided for their benefit.

## Prohibited Items

The following are prohibited in or around Student Housing facilities and violators are subject to immediate action and/or removal by Housing personnel. FRC Student Housing reserves the right to authorize personnel to confiscate any prohibited item or item deemed to be a danger to the individual, other residents or college property at any time. Confiscated items must be picked up by the resident within thirty (30) days of confiscation for the purpose of taking the item off-campus. Residents are responsible for any charges related to confiscated items including, but not limited to, storage or transport. All confiscated items which are not picked up and taken home may be disposed of by the Housing staff. **If prohibited items are found and/or confiscated, residents will be assessed a fine as follows:**

- Animals or pets of any kind including fish, snakes and turtles. **(Fine: 1<sup>st</sup> offense \$100; 2<sup>nd</sup> offense \$250; 3<sup>rd</sup> offense \$350)**  
**Note: Service animals for persons with disabilities are permitted. Students with service animals must follow the Service Animal Procedures and Guidelines as outlined in AP 5140B. Emotional support animals must be approved through the Disability Support Program for Students (DSPS) office. The Meadows Apartment is the most suitable location for emotional support animals.**
- Alcohol advertisements, signs and/or potentially offensive material in public viewing areas including windows, hallways and doors. **(Fine \$50)**
- Dartboards of any kind including magnetic, felt or plastic tipped darts. **(Fine \$50)**
- Electrically amplified instruments, including DJ equipment and drum sets. **(Fine \$50)**
- Extension cords or multi-plug outlets, plug-in air fresheners (power strips and surge protectors are permitted). **(Fine \$50)**

- Exterior television, radio antennas, or satellite dishes or any object that protrudes from a window or attaches to the exterior of a housing unit. **(Fine \$50)**
- Firearms, weapons, or other dangerous instruments which may cause injury or damage to person or property. This includes, but is not limited to: firearms, B-B guns, paintball guns, fireworks, knives, and archery equipment. **(Fine \$50)**
- Halogen lamps, black lights, lava lamps or other high-intensity lamps including torchier lamps, spider lamps or any upward facing bowl lamps. **(Fine \$50)**
- Refrigerators exceeding 4.0 cubic feet. **(Fine \$50)**
- Indoor use of any athletic or recreation equipment, any hall sports/gaming, water fights, or horseplay. **(Fine \$50)**
- Kegs and beer balls, alcohol cans/bottles (full or empty), beer pong tables, funnels, or any other item affiliated with the consumption or possession of alcohol (including those beers designated “non-alcoholic”). **(1<sup>st</sup> offense - \$100; 2<sup>nd</sup> offense - \$250)**
- Live-cut Christmas trees and flammable decorations. **(Fine \$50)**
- Neon signs. **(Fine \$50)**
- Strings of lights (including holiday and rope lights). **(Fine \$50)**
- Federal, state, college, local or other signs. **(Fine \$50)**
- Candles (with or without wicks; decorative or otherwise), fireworks, explosives, charcoal /gas grills, oil lamps, incense or any combustible device (i.e., gasoline, benzene, flammable liquids, chemicals). **(Fine \$50)**
- Waterbeds, air mattresses, hot tubs, Jacuzzis and non-college lofts and cinder blocks. **(Fine \$50)**
- Weightlifting apparatus (barbells, free weights, exercise machines, pull up bars etc.). **(Fine \$50)**
- Electric blankets or air mattresses. **(Fine \$50)**
- Hot plates, toaster ovens, electric fry pans, oil fryers or auxiliary heaters. **(Fine \$50)**

## Publicity and Posting

Student Housing must approve all promotional material posted or distributed in Housing facilities.

## Quiet Hours

Residents are members of a community and are expected to act responsibly and not to interfere with the rights, comfort, or safety of their roommates or other residents. Excessive noise and disorderly behavior will not be tolerated. Courtesy hours are in effect 24-hours a day. Residents have the right to ask (with the expectations of compliance) that fellow residents hold noise to a level that he/she will not be able to hear. If a resident does not comply with the request by a fellow resident or staff member, student conduct action may be taken

In addition to courtesy hours, specific quiet hours are as follows:

- 10:00pm to 9:00am on Sunday-Thursday nights
- 12:00 AM (midnight) to 9:00 AM on Friday and Saturday nights

During quiet hours, residents are requested to refrain from: congregating in the walkways or lobby areas; loud talking or laughing, pounding, running; and playing loud music, radios, television, or musical instruments. Quiet hours pertain to the interior and surrounding areas of the housing units. During posted final exams periods, quiet hours will be 24-hours a day.

## **Student Housing Check-In/Check-Out Procedures**

Upon occupancy of a room/unit, residents will be required to review a room condition report that has been completed by a Student Housing staff member. This report should be reviewed thoroughly and accurately with great detail, and previous damage items should be included. Residents will have 24 hours from the time of check-in to claim any additional damages to the room condition report. After the 24 hour grace period has expired, the resident will be responsible for the condition of the room/unit.

Upon check-out of the room/unit, a preliminary check-out will be conducted by a Student Housing staff member. The preliminary check-out does not serve as the final damage assessment to the room/unit. After Student Housing is closed, a thorough inspection will be conducted where the current condition of the room/unit will be compared to the original room inspection report filled out when the resident moved into the room/unit. Cleaning expenses, repairs, and costs to replace lost, missing, or damaged items, will be deducted from the security/cleaning deposit. Damages that incur a cost greater than the security/cleaning deposit amount will be billed to the resident's student account.

To avoid unnecessary charges during check out, be sure to follow all of the guidelines provided by the Student Housing staff. Residents who improperly check out of Student Housing will forfeit the opportunity to appeal any damages or fees. Upon leaving, the room/unit must be clean and free from all trash and personal items. Any items that are found after keys are turned in will be discarded and a fee will be charged against resident's security deposit. Residents must turn their room key in to a Student Housing staff member. Residents will be assessed a fee for keys that are lost or not returned at check-out. This includes vehicles that are left in parking lots without prior permission. A resident choosing to terminate the housing agreement is required to meet with the Manager or the designee to be advised regarding their financial responsibility.

## **Room Changes**

**Room changes are not allowed** unless prior approval has been given by the Student Housing Manager. Residents requesting room changes may contact the Manager for more information.

## **Room Decorating**

Residents may not damage any surfaces of furniture when decorating their room. The room and furnishings may not be painted or permanently altered in any way. When hanging items on the wall it is important to remember to use substances that will not damage the wall. Nails, hooks, sticky adhesives, etc. are not allowed. If the room or furnishings are damaged in any way, the resident will be billed and may be subject to student conduct action. Additionally, residents may not cover their walls or hang from their ceilings items such as tapestries, sheets, canopies and fishnets. Window curtains must be manufacturer-made and hung only with a tension rod. Items are not permitted to be hung or placed over light fixtures or smoke detectors. Wall decorations are limited to 20 percent of each wall of the room. Wall decorations cannot cover windows, such as blankets or tapestry, and must be at least 18 inches below the ceiling height.

## **Products for Hanging Posters**

We recommend the following products for hanging pictures/posters on the wall to avoid excess damage. These items are widely available in the FRC Bookstore, or the hardware aisles at Home Depot and Wal-Mart:

- Tacks/Push Pins
- OOK® Picture Hangers and thumbtacks (for hanging items on sheetrock walls)
- 3M Command Adhesive™ (for hanging items on metal doors or wood furniture)
- Snap Hook™ (suction hanger, useable on metal and glass surfaces)

### **Tips to Avoid Excessive Damage Charges**

- Do not use scotch or masking tape
- Do not use sticky, gum like adhesive substances on any surfaces
- Do not use sticker decals, bumper stickers, etc. on any surfaces

## **Room Entry**

Feather River College Student Housing reserves the right to authorize personnel to enter into any area of a unit in the absence of the resident. The authorized personnel include, but are not limited to: professional members of the FRC Student Services staff, Resident Assistants, the Student Housing Manager or Assistant Manager, Public Safety, and repair/maintenance personnel.

Student Housing staff will inspect rooms during semester breaks and other times designated by the Manager or Assistant Manager. If it is believed that an immediate danger exists in a bedroom or unit, staff will contact Public Safety for assistance. Examples of these situations include, but are not limited to: fire, possession of chemicals, explosives, weapons, or other items that would cause serious injury. The same procedure is prescribed if the danger involves assault or other acts constituting possible jeopardy to persons or property. Staff or residents may be asked to assist in an emergency situation requiring room entry which threatens immediate harm to the safety of the individuals. Staff may also enter into a resident's room to eliminate disruptive noise from electronic equipment which may violate an individual's right to sleep or study. This includes, but is not limited to: unattended stereos, televisions and alarm clocks. State and federal laws govern entry of police officers and Public Safety officers into a resident's room for purposes of investigation. This includes, but is not necessarily limited to: officers in possession of a valid search/arrest warrant, hot pursuit, a safety emergency, or when a police officer/security officer has probable cause to believe a felony is being or has been committed by the individual therein.

## **Room Furnishings**

Mattresses are to be used only on the provided bed frames. All beds must remain free standing on the floor supported by legs attached to the bed frame. The Student Housing staff will take inventory during check-in and all items recorded on the inventory form must remain in the room at all times. Residents may be limited in the amount of personal furniture in each room or unit. Damaged or missing furniture will be billed to the resident of the room. To avoid excessive mattress damage, it is strongly recommended that residents bring an extra-long twin mattress pad for their bed. Residents in double rooms may bunk their beds by obtaining the proper equipment from the Student Housing Manager.

Only beds and mattresses provided by FRC Student Housing are permitted. Furniture supplied is known to meet flame spread and smoke retardant requirements. Air mattresses or personally supplied furniture may compromise this requirement.

## **Security/Cleaning Deposit**

The Security/Cleaning deposit may be applied by the DISTRICT toward reimbursement for any cost incurred including (1) unpaid rent, (2) cleaning expenses, (3) repairs for room

damage, (will be based on current replacement and/or repair costs) (4) replacement of other items including but not limited to lost or damaged keys, equipment, or furnishings. The Security Deposit will otherwise be refunded.

After an official check-out at the end of the academic year, rooms/units will be inspected and assessed for missing or lost items, items left in poor condition, damages, and cleaning. A \$25 fee for carpet cleaning and any other assessed fees will be subtracted from the security/cleaning deposit. If a balance remains, the balance will be refunded to the resident. If the assessed fees are greater than the deposit, the resident will be invoiced for the difference. **If the resident does not officially check out with a Student Housing staff member**, the deposit will first be applied to items 1-4 listed above. If a balance remains, the balance will be refunded to the resident.

## Smoking

There is to be absolutely NO smoking in any Student Housing facility. This includes cigarettes, cigars, aromatic cigarettes, herbal cigars, hookahs and burning incense. If you are caught smoking in your room, you will be fined.

## Storage

Storage of resident belongings outside of the resident rooms is not provided. Contact a member of the Student Housing staff for information about off-campus storage solutions. FRC Student Housing assumes no responsibility for loss of personal property on the campus. Residents will not be compensated for loss of personal property in any Student Housing facility during a regular semester, during a summer session, or over a vacation period. Student Housing staff may dispose of any belongings left by residents who have withdrawn, have been suspended, removed from Student Housing or who vacate their room/unit for any other reason. Storage of guest/visitor property in a room/unit is prohibited.

## Unit Agreements

Student Housing staff will assist residents with establishing community living standards within their units by conducting unit agreement meetings at the beginning of each semester and as necessary.

## Windows/Window Blinds

Entering or exiting dorm/apartment units through a window, dropping/throwing objects from windows, leaning out of windows, or placing property on a window sill or building ledge is prohibited. Screens may not be removed from the windows. A fine will be assessed for all missing or damaged screens. All rooms/units are furnished with window blinds. The blinds furnished to each room must remain installed at all times. A tension rod with manufactured curtains is permitted. All other curtains that require drilling, nails or screws are not permitted; bed sheets, tapestries, or other large coverings are not permitted.

## **Pines Guest/Visitation (day and evening)**

A resident's right to privacy and comfort takes precedence over the roommate's privilege to have guests. It is important for roommates to discuss visitation of guests to arrive at an agreement acceptable to all roommates in the unit. If there are any problems with visitation please contact the Housing Manager, Assistant Manager, or an RA. The visitation policy will be strictly enforced. Residents may be subject to student conduct sanctions and/or a fine if the guest visitation period is exceeded or any policies are violated.

## **Pines Non-Resident Visitation:**

**A non-resident is defined as any person who is not a designated resident of the Pines.** Non-resident guests who are not a family members must be at least 18 years of age. Non-residents must possess a valid photo ID (driver's license, work/college ID). Non-residents must be in the presence of the host resident at all times whether in the residents unit or in the common areas. The storage of guest/visitor property within the units is prohibited. Non-residents may not use a resident's key. Residents and non-residents are prohibited from defeating the lock or propping entry doors open once the main entry doors are locked. Visiting non-residents of the opposite gender are prohibited from entering the shared shower and bathrooms. Non-residents are prohibited from visiting in Student Housing for an extended period of time -- the maximum length of time allowed for male guests is one night; female guests must leave by 10:00 p.m. Any non-resident can be asked to vacate Student Housing at the discretion of the Housing Manager, Assistant Housing Manager, RA, NRA or security officer at any time. Failure to vacate the premise upon request may result in the issuance of a persona non grata or trespass warning which prohibits future visits to Student Housing facilities. Failure to abide by this issuance may result in the arrest of the individual and judicial action upon the host. Non-residents must comply with all college policies and Student Housing rules/regulations. **Residents who have allowed a non-resident to live in their unit for any period of time will be fined \$200.**

**Residents that host non-residents are responsible the non-residents' behavior.** If a non-resident is not following the student handbook the resident that is hosting them will be penalized. Non-residents who are FRC students can be held accountable for their actions per College policies and procedures. If a non-resident creates a disruption and affects a roommate, other residents, or the community, they may be asked to leave and the resident may be held accountable for their actions. In cases where a non-resident damages property or violates Housing/College policy, the resident host may be subject to student conduct sanctions and/or restitution.

- All non-residents must contact their host to be signed in.
- All non-residents, including parents and family members, will be required to sign in with the RA on duty. Any exceptions will be made by the Assistant Manager or RA on duty.
- Residents will be limited to signing in two (2) non-residents. There is a 6 person occupancy limit in the 3-person units. There is a 4 person occupancy limit in the 2-person units.
- Hosts will be required to bring their FRC IDs to the duty desk when signing in non-residents.
- All non-residents will be required to present a valid phot ID. The ID must be a college ID, driver's license or other appropriate form of identification.
- Residents signing in a non-resident as an overnight guest must do so with the RA on duty.



**FEATHER RIVER COLLEGE STUDENT HOUSING**  
**300 GOLDEN EAGLE AVENUE, QUINCY, CALIFORNIA 95971**  
**530-283-9414 ♦ www.frc.edu/housing**

**2018-2019 ACADEMIC YEAR**  
**STUDENT HOUSING APPLICATION & LICENSE AGREEMENT**  
**August 17, 2018 - May 25, 2019**

## **Applicant Information**

Applicant Name: \_\_\_\_\_ Student ID#: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home Phone: (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ Cell Phone: (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Student Email: \_\_\_\_\_ Parent Email: \_\_\_\_\_

Birthdate: \_\_\_\_\_ Current Age: \_\_\_\_\_ (If under the age of 18, parent must sign all documents.)

Gender: \_\_\_\_\_ Male \_\_\_\_\_ Female

Are there any special accommodations or circumstances that you would like us to be aware of?

\_\_\_\_\_

Are there any medical conditions that you would like us to be aware of? \_\_\_\_\_

Medications taken regularly (please specify): \_\_\_\_\_

## **Emergency Contact Information**

Name (First, Middle Initial, Last): \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home Phone: (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ Cell Phone: (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Name of Insurance Carrier for Applicant: \_\_\_\_\_ Policy/Group No. \_\_\_\_\_

## Student Status

Check all that apply:

☐ 1st Time Student    ☐ Returning Student    ☐ Student Athlete (specify sport): \_\_\_\_\_

My intended major or program of study is: \_\_\_\_\_

## Roommate Questionnaire

My roommate preference(s) is: \_\_\_\_\_

**Check one per question:**

Sleep Schedule----- I consider myself a: \_\_\_\_\_ Morning Person    \_\_\_\_\_ Combination    \_\_\_\_\_ Night Owl

Cleanliness----- I keep my room: \_\_\_\_\_ Neat    \_\_\_\_\_ Slightly Messy    \_\_\_\_\_ Very Messy

Socializing----- I like to go out with friends at night: \_\_\_\_\_ Weeknights and Weekends    \_\_\_\_\_ Week-ends Only    \_\_\_\_\_ Hardly Ever or Never

Study Habits---- I prefer to study: \_\_\_\_\_ Outside my room (i.e. library)    \_\_\_\_\_ Quietly in my room    \_\_\_\_\_ With music, TV, etc. in my room

## Housing Site Preference:

☐ Apartment Style Dorms (on-campus)    ☐ The Pines (males only)    ☐ Meadows Apartments (females only)

**Room Preference:** Mark your 1<sup>st</sup> and 2<sup>nd</sup> choice below. Housing staff will make every effort to honor your request.

One Bedroom / Double Occupancy (2 students)

Two Bedroom / Double Occupancy (4 students)

## Housing Fees:

\$50	Application Fee (Mandatory)	Non-refundable fee to be submitted with the application.
\$400	Security/Cleaning Deposit (Mandatory)	Due at the time of move-in for all residents. Financial Aid funds are not available to pay this deposit.
\$25/semester \$50/year	Activity Fee	\$25.00 per semester for events and activities for the education and enjoyment of all dorm residents.
\$25/semester \$40/year	Parking Permit	Permit is required to park your vehicle on Student Housing property. The permit must be displayed on the driver's side windshield. Parking regulations enforced by the first week of school; fines will be levied for vehicles without permits.



[illegible]

- ☐ **Plan 4: Financial Aid by semester;** requires the Financial Aid Payment Form (page 8) to be submitted prior to occupancy or move-in. Financial Aid funds are not available to pay the Security/Cleaning Deposit. Students using this plan must personally follow-up with the Financial Aid staff every couple of weeks to check the status until their funds have all disbursed. Students are responsible for paying any balance remaining once all financial aid has been disbursed. If the balance owed is not paid by the 10<sup>th</sup> week of the semester, a \$20 late fee will be assessed monthly until the balance due is paid in full. This plan includes an annual handling fee up to a total of \$153. Contact Student Accounts to change plans if this obligation cannot be met.

One Bedroom	\$2,503	Fall 2018 - check with Financial Aid for your disbursement dates
	\$2,503	Spring 2019 – check with Financial Aid for your disbursement dates

Two Bedroom	\$2,347	Fall 2018 – check with Financial Aid for your disbursement dates
	\$2,347	Spring 2019 – check with Financial Aid for your disbursement dates

## Student Housing License Agreement

*Your initial verifies that you have read, understand, and agree with the section. All sections must be agreed to in order for the District to accept the Student Housing Application and License Agreement.*

### I. OCCUPANCY

(a) Feather River College Student Housing (FRCSH) hereby grants to Licensee permission to occupy a bed space within a specific housing unit to be assigned and identified by FRCSH for the 2018-19 academic year housing period, unless sooner terminated under provisions of this License Agreement. Specific assignment of a housing unit shall be made by FRCSH and may be changed by FRCSH based on needs and circumstances as determined by FRCSH, such as facility repairs or roommate conflicts.

Initial: \_\_\_\_\_

### II. ENHANCEMENT OF EDUCATIONAL EXPERIENCE

(a) Feather River College Student Housing shall maintain a professional staff to work with students to develop a community concept within the housing facility to enhance student's educational experience at Feather River College. Feather River College Student Housing shall provide opportunity for input by Licensee into the development of the community. The facility shall be operated to enhance the educational, social, and recreational opportunities available to Licensee.

(b) Licensee agrees to recognize the importance of maintaining the housing facility as an environment that is conducive for fellow students to study, live, and sleep. While in the facility, Licensee agrees to not disturb this environment and follow all rules set forth in the FRC Student Housing Handbook and License Agreement.

Initial: \_\_\_\_\_

### III. TERMS AND CONDITIONS

(a) The FRC Student Housing Handbook is made a part of this License Agreement and residents are subject to all regulations contained in FRC Student Housing Handbook, a copy of which has been provided for review and is available at the Feather River College Student Housing Office, on the FRC website, and is provided at move-in.

(b) Licensee agrees to comply with the housing facility regulations, which are listed in the Student Housing Handbook, and any subsequent amendments.

(c) This License Agreement shall not be transferred except as permitted in Section VIII.

(d) It is understood and agreed by Licensee and Feather River College Student Housing that no lease or any other interest in real property is created by this Agreement.

(e) Licensee agrees not to sublease a room to which he or she is assigned and to pay current and future housing rates of their assigned living environment.

(f) Feather River College Student Housing reserves the right to change room rates and occupancy after due notice and to add other requirements and stipulations as may become necessary for the betterment of the housing program and the general welfare of the students.

(g) To be eligible for occupancy, Licensee must be currently enrolled and maintain status as a student at Feather River College with at least 6 semester units.

Initial: \_\_\_\_\_

**IV. MAINTENANCE OF PREMISES**

(a) Feather River College Student Housing shall provide Licensee with the furnishings and in the condition noted on the Room Condition Inventory (available upon check-in). Licensee agrees to give reasonable care to her/his living unit and its furnishings and to make payment for any damage or loss promptly upon demand by Feather River College Student Housing. Licensee shall vacate the living unit in good order and repair; normal and reasonable wear and tear accepted. In the event Licensee fails to maintain the living unit in good order and repair, Licensee shall pay Feather River College Student Housing the reasonable costs incurred in returning the living unit to a condition of good order and repair. The Licensee will be charged a security/cleaning fee according to a checklist of assessed damages and cleaning needs.

(b) Licensee shall make no alterations to the housing facility without the permission of Feather River College Student Housing. Any structural addition or alteration is prohibited without written permission of Feather River College Student Housing Management.

(c) Licensee shall not possess any highly flammable material, firearm, ammunition, fireworks, explosives, dangerous weapons or any other material or instrument which, in the opinion of Feather River College Student Housing authorities, poses an unreasonable risk of fire, damage or injury.

(d) Feather River College Student Housing shall not be responsible for any damages or losses that may occur in roads, driveways, parking lots or parking areas. Initial: \_\_\_\_\_

**V. CANCELLATION BY LICENSEE PRIOR TO ACADEMIC YEAR FEE PERIOD**

(a) Licensee may cancel their license after it has been approved by FRCSH by giving written notice to Feather River College Student Housing Office at least 30 days prior to the beginning of the 2018-19 academic year fee period.

(b) A request to cancel a license less than 30 days prior to the beginning of the 2018-19 academic year fee period shall include Licensee's statement of reasons. Feather River College Student Housing Management shall grant the request based on the following standards, with appropriate verification: (1) end of student status, or (2) marriage. Feather River College Student Housing Management may grant, at its sole discretion, the request based on the following standards, with appropriate verification: (1) extreme hardship beyond the control of licensee and (2) a suitable replacement licensee is available to fill the vacated space. FRCSH shall make a reasonable effort to locate a suitable replacement licensee. Initial: \_\_\_\_\_

**VI. CANCELLATION AFTER THE BEGINNING OF THE ACADEMIC YEAR FEE PERIOD**

(a) Licensee who requests to vacate the housing facility shall give at least a 30-day written notice of intention to vacate and the reason thereof. A petition to terminate shall be obtained from Feather River College Student Housing Office, completed, and returned to the Student Housing Manager.

(b) Feather River College Student Housing Management shall grant a request to vacate submitted pursuant to subsection (a). The determination will be based on the following standards, with appropriate verification: (1) graduation or (2) marriage.

(c) Feather River College Student Housing Management may, at its sole discretion and on occasion, grant the request based on the following standards, with appropriate verification of: (1) extreme hardship beyond the control of licensee and (2) a suitable replacement licensee is available to fill the vacated space. FRCSH shall make a reasonable effort to locate a suitable replacement licensee.

(d) If request for cancellation is approved, Licensee's financial obligation will be prorated by a daily rate for the dates of occupancy. The security/cleaning deposit may be applied by the DISTRICT toward reimbursement for any cost incurred including (1) unpaid rent, (2) cleaning expenses (3) repairs for room damage (will be based on current replacement and/or repair costs), (4) replacement of other items including lost or damaged keys, equipment or furnishings. The \$400.00 Security Deposit will otherwise be refunded. Initial: \_\_\_\_\_

**VII. REVOCATION OF LICENSE AGREEMENT**

(a) Feather River College Student Housing Management may revoke this License Agreement and evict the Licensee upon the following conditions:

(1) Serious or repeated failure to comply with housing policies and procedures as stated in the License Agreement or Student Housing Handbook. If a resident is asked to vacate the housing facility as a result of disciplinary action as defined in the Student Housing Handbook, FRCSH expressly reserves the right to charge for the full academic year according to the License Agreement. All such failures are considered "non-curable" breaches of the Agreement with the exception of payment or fees.

(2) Failure of Licensee to maintain status as a student at Feather River College and housing space is needed for other students.

(3) Licensee's serious or repeated breach of any term or condition of this License Agreement or the Student Housing Handbook ("non-curable") including failure to pay required payments and fees ("curable").

(4) Licensee engaging in conduct that endangers the safety or well-being of other residents, as reasonably known by management, or the conviction of a felony.

(5) Administrative necessity (for example: facility repairs, safety or emergency) as determined by the Student Housing Management.

(b) FRCSH Management shall provide notice to Licensee not less than 72 hours prior to revocation of license resulting from an occurrence described in subsections above, except in cases of emergency, such as (4) or (5). In the event a license is revoked, the security/cleaning deposit will be applied as described above. Initial: \_\_\_\_\_

**VIII. ABANDONMENT OR TERMINATION BY LICENSEE**

Except as permitted in Section V or VI, termination of this License Agreement or abandonment of the premises by Licensee shall not release Licensee from paying any obligation due Feather River College Student Housing. Under certain circumstances, revocation, termination or abandonment, Licensee may be released from this agreement if a suitable replacement occupant is found, upon approval of Student Housing Management. FRCSH shall make a reasonable effort to locate a suitable replacement licensee. Licensee's personal belongings left on property will be disposed of in accordance with legal requirements. Initial: \_\_\_\_\_

**IX. DESTRUCTION OR UNAVAILABILITY**

In the event that bed space is destroyed or becomes unavailable as the result of conditions not reasonably foreseen at the time this License Agreement is made, Licensee shall be entitled to a prorated refund of any fees applicable to periods after Licensee was required to vacate. Such conditions include, but are not limited to, damage caused by floods, slides, fire, earthquake, other natural disasters, and vandalism; civil disorder; compliance with state or federal law; unanticipated interruption of basic services; drop in the rate of vacancies or cancellations not reasonably foreseen by FRCSH if such drop results in an over-booking of available housing facilities.

Initial: \_\_\_\_\_

**X. REFUND OF PAYMENTS**

Feather River College Student Housing shall authorize refunds of payments only as provided for in the License Agreement and Student Housing Handbook.

Initial: \_\_\_\_\_

**XI. VACATING THE HOUSING FACILITY**

Licensee shall promptly vacate the housing facility on the expiration of the fee period or upon revocation of this License Agreement, whichever occurs first, after due notice and in accordance with license agreement and legal requirements. Student housing facilities are closed during winter recess when the rest of the campus is closed for an extended period of time (normally December 24-January 1 but consult district calendar for exact dates). Residents must make alternate housing arrangements during this time.

Initial: \_\_\_\_\_

**XII. PAYMENT PROCEDURE**

- (a) Payments are due in accordance with the payment plan chosen by the resident.
- (b) If payment is not received within five days of the due date, a \$20 late fee will be assessed monthly until the balance due has been paid in full.
- (c) Resident is liable for entire 2018-19 academic year lease obligations as stated in license agreement.

Initial: \_\_\_\_\_

**XIII. TREATMENT OF INDEBTEDNESS**

Failure of Licensee to satisfy the financial obligations of this License Agreement may result in action by the FRCSH, including but not limited to:

- (a) Assessment of a late fee, in accordance with the fee schedule.
- (b) Revocation of the License Agreement.
- (c) Eviction.
- (d) Withholding of Feather River College services or records pursuant to the License Agreement and Student Housing Contract. This includes: 1) Withholding official Feather River College transcripts / records. 2) Denial of registration.
- (e) Offset of loans, grants, scholarships, and/or earnings payable through Feather River College.
- (f) Referral to an outside collection agency, and/or a credit reporting agency; and/or legal action.
- (g) Submission of your debt information to the Franchise Tax Board for possible deduction of payment from your tax refunds or other money the state may owe you.
- (h) Licensee agrees to pay all costs incurred by the Feather River College Student Housing to effect collection in the event of Licensee's default.
- (i) Licensee authorizes Feather River College Student Housing, its agents, and any collections agency or legal counsel under their direction to contact any individual, school, employer, doctor, or state/federal agency in order to substantiate information, including current address, relevant to collection of this debt.

Initial: \_\_\_\_\_

**XIV. RIGHT OF ENTRY**

Feather River College Student Housing shall have the right to enter the premises occupied by licensee for the purposes of damage inspection, emergency, health, safety, maintenance, administration of applicable rules and regulations, or for any other lawful purpose.

Initial: \_\_\_\_\_

**XV. INSURANCE**

- (a) During the period covered by this License Agreement, Licensee is recommended to obtain health, accident and renter's insurance.
- (b) Feather River College Student Housing does not have insurance to cover the personal or property damage of Licensee. Therefore, FRCSH highly recommends that Licensee obtain insurance, such as renter's, accident and health policies. The FRCSH assumes no responsibility for licensee's personal property.

Initial: \_\_\_\_\_

**XVI. VISITORS AND GUESTS**

Licensee shall permit no visitors or guests to enter the housing facility except as permitted under the Student Housing Handbook and License Agreement. Minors under the age of 18 must have parental supervision and must be checked-in at the Office, Security Office or RA office. Overnight visitors must be checked in at the Office, Security Office or Resident Assistant (RA) office in accordance with the handbook.

Initial: \_\_\_\_\_

**XVI. NON-WAIVER**

The waiver by FRCSH of any breach of a term or condition of this License Agreement shall not constitute a waiver of any other or subsequent breach.

Initial: \_\_\_\_\_

**XVIII. SECURITY**

While Student Housing Management makes an effort to provide safe and secure premises, Student Housing Management shall not be liable for resident's safety. Residents must take full responsibility for their individual safety and should behave accordingly and take appropriate precautions. Examples might include walking in groups, walking on well lighted paths during evening hours, locking doors and windows, not sharing or loaning room keys, not opening doors to strangers, etc.

Initial: \_\_\_\_\_

**XIX. RELEASE OF INFORMATION**

I authorize FRCSH to discuss my payments, academic standards, and /or behavior with my parents, guardians, or payee, as needed, if it will have an effect on my financial commitments.

In the event of an emergency, illness, injury, or concern for safety and well-being, I authorize FRCSH to contact my emergency contact, parents, guardians, or payee and/or if deemed necessary, the paramedics and allow them to transport me to a local hospital by ambulance for appropriate medical care.

Initial: \_\_\_\_\_

**ACKNOWLEDGEMENT:**

This 2018-19 Student Housing License Agreement is entered into between Feather River College Student Housing hereinafter called "FRCSH" and the Student Housing Applicant hereinafter called "Licensee." **THIS LICENSE AGREEMENT IS A CONTRACT FOR THE ENTIRE 2018-19 ACADEMIC YEAR.** In consideration for the right to occupy an assigned space within the Feather River College Student Housing facility, the signature of the Licensee hereby certifies that they have read, understand and agree to comply with all terms, dates, conditions, policies, and procedures of the Student Housing License Agreement and FRC Student Housing Handbook, and agree to make payments to FRCSH in accordance with one of the payment plans. If the Licensee and FRCSH jointly execute a License Agreement after the beginning of the fee period, standard fees will be charged on a prorated basis for the balance of the academic year. **The fee period is defined as the 2018-19 academic year period.**

Student Housing Applicant (print): \_\_\_\_\_

Signed \_\_\_\_\_ Date: \_\_\_\_\_

Parent/Guardian Name (print): \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
(Parent or Guardian for student under 18 years of age)**Return of the:**

- Signed copy of this Application/License Agreement,
- \$50 non-refundable application fee,
- Guarantor Agreement, and
- Photocopy of Applicant's Driver's License

shall constitute acceptance of the Student Housing Application/License Agreement by the student, or parents/guardian/legally responsible person if student is less than 18 years of age. Once the complete Application/License Agreement, application fee, and required documents have been accepted, room assignments will be made.

Send completed Application/License Agreement to:

FRC Student Housing  
300 Golden Eagle Avenue  
Quincy, CA 95971

OR Email to: sritchie@frc.edu

**For Office Use:**☐ Signed Student Housing License Agreement☐ Guarantor Agreement☐ \$50 Application Fee☐ Photocopy of Applicant's Driver's License

This Student Housing License Agreement is hereby accepted by the Feather River College Student Housing Office.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

## Financial Aid Payment Form For FRC Student Housing Payment Plan #4

Applicant Name: \_\_\_\_\_

Student ID#:

Date 2018-2019 FAFSA completed:

Does your FAFSA have the FRC School Code of **008597** on it? YES NO

\_\_\_\_\_ I understand that my Financial Aid, which may include student loans, will first be used to pay my enrollment fees then my housing fees.

\_\_\_\_\_ I understand that by dropping or adding classes my Financial Aid Award WILL be affected and that I need to go see Financial Aid to ensure my enrollment and housing fees are paid.

\_\_\_\_\_ I understand that I am obligated to pay from other sources if my Financial Aid Award does not cover all of my Housing Fees.

\_\_\_\_\_ I understand that I am responsible to follow up frequently with Financial Aid to check the status of my file and to be sure that my aid can disburse into my student account.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

☐ **Copy to Financial Aid Office:** \_\_\_\_\_  
(date)

☐ **Copy to Student Accounts Office:** \_\_\_\_\_  
(date)

**FEATHER RIVER COLLEGE STUDENT HOUSING**  
**GUARANTOR / PRIMARY OBLIGOR AGREEMENT**

**(GUARANTEE OF 2018-19 ACADEMIC YEAR  
STUDENT HOUSING LICENSE AGREEMENT)**

In consideration of the execution of the 2018-19 Academic Year Student Housing License Agreement for Feather River College Student Housing located in Quincy, California, by and between

\_\_\_\_\_ (Resident) and Feather River College Student Housing, hereby

known as Owner, and signed on Page 7 of the Student Housing Application & License Agreement by Resident on

\_\_\_\_\_ (date); \_\_\_\_\_ (Guarantor / PRIMARY OBLIGOR of Resident), hereby known as Guarantor, does hereby jointly and severally guarantee unconditionally to Owner, Owner's Agent and/or Owner's successor and assigns, the prompt performance of all terms, covenants and obligations and payment by Resident or Guarantor of the payment and any other sums which become due pursuant to the Student Housing License Agreement, including any and all court costs or attorney's fees incurred in enforcing the Student Housing License Agreement.

Guarantor warrants and represents that he will benefit directly or indirectly from Resident's acceptance of the Student Housing License Agreement and acknowledges that such represents full and complete consideration herein.

In the event of any breach of any terms of the Student Housing License Agreement or the Student Housing Handbook by Resident, Guarantor shall be jointly and severally liable for any damages, financial or physical, caused by Resident, including any legal fees incurred in enforcing the Student Housing License Agreement, the Student Housing Handbook or this Guarantee. Guarantor shall have no longer than fifteen (15) days to make full payment of such amounts that are due.

This Guarantee may be immediately enforced by Owner or Owner's Agent upon any default by Resident and an action against Guarantor may be brought at any time without first seeking any recourse against Resident.

The insolvency of Resident or nonpayment of any sums due from Resident will be deemed as default giving rise to action by Owner or Owner's agent against Guarantor.

If any legal action or other proceeding is brought by Owner to enforce any part of the Student Housing License Agreement, Student Housing Handbook or this Guarantee, Owner shall be entitled to be reimbursed for reasonable attorney's fees and costs incurred from Resident or Guarantor.

This guarantee does not confer a right to possession of the premises by Guarantor, and Owner is not required to serve Guarantor with any notices to terminate or to perform covenants, including any demand for payments or any action or proceeding against Resident, prior to Owner proceeding against Guarantor's obligation under this Guarantee.

Unless released in writing by Owner, Guarantor expressly acknowledges that he will be and remain jointly and severally liable as a primary obligor for the terms and indebtedness hereunder and expressly acknowledges the reliance hereon of the Owner.

Guarantor hereby expressly and irrevocably waives any right to assert against Owner any defense (legal or equitable), subrogation, set-off, counterclaim or other right.

If Owner or Owner's Agent contacts Guarantor for any violations by Resident it is agreed that it is in the best interest for all parties that the Guarantor ensures that the Resident complies with Student Housing disciplinary actions. However, Owner is NOT obligated to inform or discuss with Guarantor any situation regarding the Resident.

**GUARANTOR / PRIMARY OBLIGOR:**

Name of Guarantor / Primary Obligor: \_\_\_\_\_

Date of Birth: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, ZIP: \_\_\_\_\_

Social Security #: \_\_\_\_\_

Driver's License # and State: \_\_\_\_\_

Home Phone: \_\_\_\_\_

Work Phone: \_\_\_\_\_

Employer's Name: \_\_\_\_\_

Employer's Address, \_\_\_\_\_

City, State, ZIP: \_\_\_\_\_

Your Position or Job: \_\_\_\_\_

Supervisor's Name: \_\_\_\_\_

Student Resident's Name: \_\_\_\_\_

Guarantor's relationship to Resident: \_\_\_\_\_

**PLEASE INCLUDE A CLEAR PHOTO COPY OF GUARANTOR'S DRIVER'S LICENSE**

I verify that all information given above is true and correct and authorize Owner to verify any information provided to obtain all relevant credit information. By signing this agreement I give Owner the right to obtain a credit report and employment verification and I accept all terms listed and within this Agreement.

I accept this Guarantee and Agreement:

Guarantor / Primary Obligor Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner's Agent: \_\_\_\_\_ Date: \_\_\_\_\_





## Authorization for Payment with Credit Card

This form is provided for your convenience and is not the only payment option. Please note that applications will not be processed without the \$50 application fee. For additional information regarding payment, please contact Student Accounts.

I authorize Feather River College to process credit card payment(s) for the student housing costs checked below for the following housing resident:

Student Name: \_\_\_\_\_ Student ID Number: \_\_\_\_\_

Check all items approved to be paid by credit card:

Description of Fee	Fee Amount	Process Date (write in if not listed)
<input type="checkbox"/> Application Fee	\$50	
<input type="checkbox"/> Security/Cleaning Deposit	\$400	
<input type="checkbox"/> Activity Fee	<input type="checkbox"/> \$25 – semester <input type="checkbox"/> \$50 - annual	
<input type="checkbox"/> Parking Fee	<input type="checkbox"/> \$25 – semester <input type="checkbox"/> \$40 - annual	
<input type="checkbox"/> Payment Plan #1	<input type="checkbox"/> One Bedroom - \$4853 <input type="checkbox"/> Two Bedroom - \$4542	8/17/18
<input type="checkbox"/> Payment Plan #2	<u>Fall 2018</u> <input type="checkbox"/> One Bedroom - \$2503 <input type="checkbox"/> Two Bedroom - \$2347  <u>Spring 2019</u> <input type="checkbox"/> One Bedroom - \$2503 <input type="checkbox"/> Two Bedroom - \$2347	8/17/18   1/11/19
<input type="checkbox"/> Payment Plan #3	<input type="checkbox"/> One Bedroom - \$510/month <input type="checkbox"/> Two Bedroom - \$480/month	8/17/18, at the first of each month from 9/1/18 – 5/1/19

Fees will be processed within five business days of the process date.

Name of Cardholder: \_\_\_\_\_ Cardholder Email: \_\_\_\_\_

Visa      Mastercard

Credit Card Number: \_\_\_\_\_

Security Code: \_\_\_\_

Expiration Date: (mm/yy) \_\_\_\_ / \_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_