



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

2023-2024 ACADEMIC YEAR
STUDENT HOUSING APPLICATION & LICENSE AGREEMENT
August 17, 2023 - May 26, 2024

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 _____ Non-binary

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

*If you are a foster youth or experiencing housing insecurities please include documentation such as a letter from your High School Counselor or Social Services along with this application. FRC reserves a limited number of rooms until roommate assignments are made.

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

LGBTQ+ Ally----- ☐ Yes

Housing Site Preference:

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

Room Preference: Mark your 1st 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.
\$200	1 st Portion of Security/Cleaning Deposit (Mandatory)	Non-refundable fee to be submitted by June 1, 2023, unless there are extenuating circumstances approved by the Student Housing Manager.
\$200	2 nd Portion of Security/Cleaning Deposit (Mandatory)	Due at the time of move-in for all residents, but students may pay earlier by contacting Student Accounts. Financial Aid funds may not be used to pay for the 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. A parking pass for campus must be purchased separately in the Admissions Office.

☐ **Plan 1: Payment in full;** must be paid no later than move-in day. If payment is not received by the due date, you will default to the monthly payment plan. Contact Student Accounts to change plans if this obligation cannot be met. This plan **cannot** be chosen if Financial Aid is planned to be used to pay for housing.

- ☐ **Plan 4: Financial Aid by semester;** requires the Financial Aid Payment Form (Page 8) and award letter from Financial Aid to be submitted, no later than move-in day. 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 10th 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 of \$150. Contact Student Accounts to change plans if this obligation cannot be met.

Out-of-State Students: The PELL grant does not provide enough funds to pay the full price of tuition and housing, therefore if you are using Plan 4 it is required that you pay the remaining balance out of pocket, or apply for grant aid, student loan or some other payment method to cover the remaining balance..

*If this is the option of your choice but your FAFSA is not complete at move-in, your payment plant will change to month-to-month listed on the previous page.

One Bedroom	\$2,575	Fall 2023 - check with Financial Aid for your disbursement dates
	\$2,575	Spring 2024 – check with Financial Aid for your disbursement dates

Two Bedroom	\$2,450	Fall 2023 – check with Financial Aid for your disbursement dates
	\$2,450	Spring 2024 – check with Financial Aid for your disbursement dates

I have read and understand my payment due dates.

Initial: _____

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 2023-24 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 9 semester units. In addition, returning students must have a GPA of 2.0 in the prior year to return to student housing.

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 2023-24 academic year fee period.

(b) A request to cancel a license less than 30 days prior to the beginning of the 2023-24 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, (2) marriage or (3) military duty. 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) 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 (2) marriage or (3) military duty.

(b) 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.

(c) 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.

(d) If a serious medical condition occurs, documentation and a 30 day notice to vacate is needed to be released from the housing contract.

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 23rd thru January 2nd 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 2023-24 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) third-party verifications, diplomas. 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 **2023-24 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 2023-24 ACADEMIC YEAR (Fall and Spring Semester).*** 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 2023-24 academic year (August 17, 2023 - May 26, 2024).*** .

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,
- Any documentation applicable to page 1,
- \$50 non-refundable application fee,
- Financial Aid Payment Form and Award Letter from Financial Aid, if applicable
- Guarantor Agreement, and a
- Photocopy of Applicant's and Guarantor's Driver's License or Photo ID shall constitute acceptance of the Student Housing Application/License Agreement by the student, and parents/guardian/legally responsible person if the student is under 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: frchousing@frc.edu**For Office Use:**

- | | |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| <input type="checkbox"/> Signed Student Housing License Agreement | <input type="checkbox"/> Guarantor Agreement |
| <input type="checkbox"/> \$50 Application Fee | <input type="checkbox"/> Photocopy of Applicant's Driver's License |
| <input type="checkbox"/> \$200 Security Deposit (Received by June 1 st) | |

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
 (This plan CAN NOT be used to pay for the application fee, security deposit, activity fee, or parking)

Applicant
Signature: _____ Date: _____

☐ **Copy to Student Accounts Office:** _____
(Date)

FEATHER RIVER COLLEGE STUDENT HOUSING
GUARANTOR / PRIMARY OBLIGOR AGREEMENT
**(GUARANTEE OF 2023-24 ACADEMIC YEAR
STUDENT HOUSING LICENSE AGREEMENT)**

In regard to this Guarantor/Primary Obligor Agreement, the Guarantor/Primary Obligor must be a relative or family friend over 21 years of age. If you are 21 or older you do not need a relative, family or friend.

In consideration of the execution of the 2023-24 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: _____ Date: _____

Guarantor / Primary Obligor Signature: _____ Date: _____

Owner's Agent: _____ Date: _____