



HOUSING AND RESIDENCE LIFE
DINING SERVICES

2025-2026

Apartment Reference Guide and Community Standards

Central Washington University is an EEO/AA/Title IX Institution. Central Washington University’s policies and practices affirm and actively promote the rights of all individuals to equal opportunity in education and employment. Discrimination on the basis of race, color, creed, religion, national origin, sex, sexual orientation, gender identity and gender expression, age, marital status, disability, or status as a protected veteran is prohibited. The university provides an internal procedure for reporting discrimination and affords protection against retaliation for participating in the complaint process. Central Washington University complies with all applicable federal, state, and local laws, regulations, and executive orders including when soliciting bids and in the fulfillment of all contracts with governmental agencies. Persons of disability may request this material in alternative format or make arrangements for reasonable accommodation by calling Housing and Residence Life at 509-963-1831 or by emailing housing@cwu.edu.

As a public university, CWU often uses images and video of public campus life, events, ceremonies, and other university activities to advance the mission of the institution. By visiting, registering at, or being employed by CWU and being present in a public setting, you authorize the use of and reproduction by the university to any photographs or video taken while at CWU, without compensation. All photo and video files are university property, solely and completely.

Updated 8/28/2024.

TABLE OF CONTENTS

<u>WELCOME</u>	3	<u>Snow Removal</u>	15
<u>IMPORTANT APARTMENT PHONE NUMBERS</u>	3	<u>Utilities</u>	15
<u>HANDBOOK</u>	3	<u>APARTMENT STANDARDS and EXPECTATIONS</u>	15
<u>APARTMENT STAFF</u>	3	<u>Abandoned Property</u>	15
<u>APARTMENT ASSIGNMENT</u>	4	<u>Alcohol and Other Drugs</u>	15
<u>Eligibility</u>	4	<u>Animals</u>	16
<u>Refusal of an Application</u>	5	<u>Appliances</u>	17
<u>Assignment Procedure</u>	5	<u>Bicycles</u>	17
<u>Check-in Procedure</u>	5	<u>Cars/Vehicles</u>	17
<u>When a Roommate Moves Out</u>	5	<u>Combustible Materials</u>	18
<u>Moving to Another Apartment</u>	6	<u>Community Space</u>	18
<u>PAYMENTS</u>	6	<u>Compliance with University Officials</u>	18
<u>CHECK-OUT PROCEDURES</u>	6	<u>Damages to Rooms and Public Areas</u>	19
<u>Cleaning Procedures</u>	6	<u>Disruptive or Obstructive Behavior</u>	19
<u>Check-out Policies for Occupied Apartments</u>	7	<u>Dropping or Throwing Substances or</u>	
<u>Standards Required for Apartment Common Areas</u>	8	<u>Objects from Windows</u>	19
<u>APPEALS</u>	8	<u>Entering and Exiting Buildings</u>	19
<u>CONTRACT TERMINATION</u>	8	<u>Eviction</u>	19
<u>APARTMENT CONTRACT</u>	9	<u>Fire Alarms</u>	19
<u>APARTMENT GENERAL INFORMATION</u>	9	<u>Fire Drills / Emergency Evacuation</u>	19
<u>Child Abuse/Domestic Violence</u>	9	<u>Fire and Carbon Monoxide Safety Equipment</u>	19
<u>Children</u>	9	<u>Furniture</u>	20
<u>Students with Dependents</u>	9	<u>Future Regulations</u>	20
<u>Insurance, Personal Damages, and/or Loss Liabilities</u>	10	<u>Guest Policy</u>	20
<u>Mailboxes</u>	10	<u>Incense and Open Flames</u>	20
<u>University Police Services</u>	10	<u>Ledges and Rooftops</u>	20
<u>APARTMENT GROUNDS, MAINTENANCE,</u>		<u>Lock Outs and Keys</u>	20
<u>AND SAFETY</u>	10	<u>Personal Offenses</u>	20
<u>Air Conditioning Units</u>	10	<u>Personalizing Space and Decoration Guidelines</u>	20
<u>Asbestos Information</u>	10	<u>Pools</u>	21
<u>Antennas</u>	10	<u>Private Enterprise</u>	21
<u>Charges and Fines</u>	10	<u>Publicity and Literature</u>	21
<u>Cold Weather Procedure</u>	11	<u>Quiet Hours/Noise Ordinance</u>	21
<u>Community Center/Multi-Purpose Room</u>	11	<u>Removal of Obstructions</u>	21
<u>Energy Conservation</u>	11	<u>RESNET, Acceptable Use Policy, and Violation Penalties</u>	21
<u>Entry of Apartments by University</u>	11	<u>Restricted Areas</u>	22
<u>Fire and Life Safety</u>	11	<u>Retaliation</u>	22
<u>Fire Protection Responsibilities</u>	12	<u>Roommates Space</u>	22
<u>Smoke Alarms/Detectors</u>	12	<u>Sanitation and Cleanliness</u>	22
<u>Fire Alarm Apparatus and Fire Equipment are for</u>		<u>Security</u>	22
<u>Emergencies Only</u>	12	<u>Sexual Misconduct</u>	22
<u>Preparation in Case of Fire</u>	12	<u>Smoking and Tobacco Products</u>	22
<u>In Case of Fire</u>	12	<u>Solicitation and Posting</u>	22
<u>Garbage</u>	12	<u>Stairs and Stairwells</u>	23
<u>Garden Plots/Flower Beds</u>	12	<u>Storage Units</u>	23
<u>General Cleanliness and Sanitation</u>	13	<u>Trespassing</u>	23
<u>Grills / BBQs</u>	13	<u>Videotaping and Camera Use</u>	23
<u>Keys</u>	13	<u>Water and Car Washing</u>	23
<u>Key Charges</u>	13	<u>Waterbeds</u>	23
<u>Laundry Facilities</u>	13	<u>Weapons</u>	23
<u>Lawn Care</u>	13	<u>Yard Sales</u>	23
<u>Maintenance</u>	13	<u>ABOUT THE COMMUNITY STANDARDS PROCESS</u>	23
<u>Maintenance Personnel Response Procedures</u>	14	<u>General Process</u>	24
<u>Modifications</u>	14	<u>FAMILY EDUCATIONAL RIGHTS</u>	
<u>Pest Prevention</u>	14	<u>AND PRIVACY ACT (FERPA)</u>	24
<u>Play Areas</u>	15	<u>RELEASE OF INFORMATION</u>	24
<u>Recycling</u>	15	<u>FINANCIAL APPEAL PROCEDURE</u>	24
<u>Screens and Window Stops</u>	15	<u>APPENDICIES</u>	26

Housing and Residence Life

On-Campus Apartments

2025-2026 Reference Guide

WELCOME!

Welcome to your new home at Central Washington University, and congratulations on joining Central's family. Housing and Residence Life is happy you're becoming a part of our century-old tradition of residence life. Being a student can be challenging, even a little scary at times, and we're giving you this resource guide to help you achieve a balanced life at Central.

At CWU, you have the opportunity to meet new people and develop friendships with fellow students who come to us with many different backgrounds. Our staff is here to help enhance your classroom experience and meet your needs by bringing students together, building strong communities, and providing quality services.

This handbook will help you become familiar with your new home, campus, and our programs and services. Follow these tips to a successful year at Central:

- Know your handbook so future problems can be avoided.
- Respect others in your living environment.
- Get involved in your living environment and on campus.
- Talk to us. Share your thoughts and feelings with us so we can better serve you.

Thank you for choosing to #livecentral, and welcome to CWU.

Sincerely,

Your Housing and Residence Life Staff

IMPORTANT APARTMENT PHONE NUMBERS

For all emergencies—fire, police, ambulance	911
For non-emergency police response	509-925-8534
Poison Control Center	800-732-6985
Emotional crisis and all local resources	509-925-4168
Kittitas Valley Community Hospital	509-962-9841

CONTACTS FOR APARTMENT COMPLEX COORDINATOR AND APARTMENT MANAGERS:

Housing and Residence Life	509-963-1831
Apartment Complex Coordinator	509-963-2327
Maintenance Concerns	509-963-3000
Apartment Manager On-Call	509-201-6112

Housing and Residence Life office hours are 8 a.m. to 5 p.m. Monday through Friday. Call the apartment manager on call all other times. On-call apartment managers are available ALL hours and days that the Housing and Residence Life office is not open, including holidays. They handle complaints, emergencies, lockouts, and any apartment concerns.

HANDBOOK

Please read this handbook carefully. Your signature on the contract affirms that you, your guests, and everyone residing in the apartment agree to abide by and support the rules, regulations, and policies as set forth by Central Washington University in the terms and conditions of the contract agreement and this handbook. Violations of these policies may result in disciplinary action in accordance with the CWU Student Conduct Code. The university reserves the right to terminate any contract agreement if the resident, a guest, or anyone residing in the apartment violates the rules, regulations, or stipulations of the contract agreement and handbook.

APARTMENT STAFF

HOUSING AND RESIDENCE LIFE STAFF

Housing and Residence Life has a qualified staff that can assist you with your apartment-related needs. Most needs can be handled by calling Housing and Residence Life at 509-963-1831. Should you need further assistance, the support staff will be able to guide you.

APARTMENT COMPLEX COORDINATOR

The apartment complex coordinator is a full-time professional staff member who works with all of the apartment complexes. This position supervises the apartment managers and is responsible for the apartment newsletter. The apartment complex coordinator office is located in the Residence Life office next to Barto Hall. The telephone number is 509-963-2327.

APARTMENT MANAGERS

Apartment managers hold five office hours each week. These specific hours are posted on their apartment doors and occur Sunday through Thursday. Apartment managers help solve apartment concerns and offer assistance for all aspects of university life. Apartment managers also offer programs and events for the residents, handle check-in/check-out procedures, and provide assistance for residents locked out of their apartments.

In addition to regular office hours, an apartment manager will be on call all hours Housing and Residence Life is not open. This includes nightly service and 24-hour service on the weekends and holidays. To contact the apartment manager on call after 5 p.m. about an apartment concern, call 509-201-6112.

The apartment complex coordinator and apartment managers can be reached at the following locations:

Apartment Coordinator	Residence Life Office
Anderson	B Stack
Brooklane Village	Unit I-7
Carmody Munro	1 st Floor, C-Wing Entrance
Getz-Short	Unit D5
Student Village	Multipurpose Room (Westside)
Wahle	Wahle Unit 1

SPECIAL REQUESTS

All special request letters and suggestions for improvements in the apartments should be addressed to Housing and Residence Life and sent through your CWU email account. Residents can send those requests and suggestions to housing@cwu.edu or call Housing Services at 509-963-1831. The address is Central Washington University, 400 E University Way, Ellensburg, WA 98926-7513.

APARTMENT ASSIGNMENT

ELIGIBILITY

- 1) To be eligible for a university apartment at Central Washington University, a resident must be a student maintaining at least seven-credit hours for undergraduate students or five-credit hours for graduate students (unless an exception is approved in writing by Housing and Residence Life). However, applications for apartment housing will be accepted from students who plan to attend classes during the dates indicated on their application but who have not yet been officially accepted for admission. Students must provide proof of academic acceptance to Central Washington University prior to taking occupancy.
- 2) Students are encouraged to be working toward an academic degree. Students with more than 220 undergraduate credits without a degree will not be eligible to remain in a university apartment without permission from Housing and Residence Life. Requests for an extension must be in writing, and residents must inform the Director of Housing Services or designee of an academic plan.
- 3) Apartments are rented to students who have completed one academic year of college post high school, are 20 years of age or older, and students with families. All students are required to be enrolled as a CWU student with seven or more credit hours per quarter. Student families are defined as a student and spouse and/or student with children who are declared legal dependents. Only members of the immediate family unit may reside in the apartment with the registered student. Non-immediate family relatives may not reside in the apartment without prior written approval from Housing and Residence Life or their designee unless the individual is also a student at CWU.
- 4) The standard occupancy in an apartment is: Small Studio - one person; one bedroom - one person; two bedroom - two persons; and three bedroom - three persons. One person may be added to each type of apartment listed above for an additional \$200 per month for utility consumption and normal wear and tear (Applies only to Brooklane and Getz-Short residents).
- 5) Summer Policy: Contract holders not enrolled for summer session may enjoy the summer in university-owned apartments as long as they are pre-enrolled as full-time students for the following fall quarter. Undergraduate students need to be enrolled in 7 credits and graduate students need to be enrolled in 5 credits. All applicable contract and rental conditions apply.
- 6) When a resident no longer meets ELIGIBILITY requirements to live in a university apartment, they must give proper written notice to vacate by completing a contract cancellation form prior to their desired move out day. NOTE: If the vacating resident does not move as indicated in the notice, they may be held responsible for any or all temporary housing costs for a new resident until the new resident moves into the apartment. Any requests for exceptions to this

policy should be made in writing, in accordance with WAC 106-124-011, "Financial Obligations of Students - Appeal Procedure."

REFUSAL OF AN APPLICATION

CWU reserves the right to refuse an application for apartment living from a former resident of either the university residence halls or apartments when any of the following conditions apply:

- 1) The eviction process has been formally initiated for a violation of a provision of the apartment contract or residence hall contract.
- 2) Past university disciplinary action or criminal action has demonstrated that the applicant does not respect the terms of the contract or guide.
- 3) There is unpaid rent/damage/etc. from a previous tenancy.
- 4) There has been falsification of an application or other documents related to the apartment contract by the resident (applicant), spouse of resident, or roommate(s).

ASSIGNMENT PROCEDURE

- 1) Apartment assignments are offered based off of the application date, availability of appropriate apartment (according to family size and ages of children) and waiting-list placement. The applicant will be contacted by telephone or e-mail.
- 2) Rent charges begin on the day of your contract signing.
- 3) A damage deposit for an apartment is \$200. Upon vacating, the deposit will be credited to the student's account. Any damages, cleaning, and outstanding charges will be applied to the student's account.
- 4) The apartment contract is based on the terms and conditions of the contract the student signed. Rental payments are due the first business day of each month. A \$50 late charge may be assessed for delinquent payment on the 10th of the month or first business day following the 10th. When a resident moves in during the month, rent is pro-rated to the date of occupancy, and full rent for the following month is due on the first day of the following month.
- 5) The resident is responsible for making sure all names of legal dependents or roommates appear on the contract agreement. **When a dependent or roommate leaves and/or a dependent or roommate is added, a new contract must be signed, and all damages to date must be cleared.** Changes in family status must be immediately reported in writing to Housing and Residence Life.
- 6) If an apartment is offered and the applicant does not wish to take that apartment because of the time frame or other circumstances, the next person on the waiting list will be contacted. If requested, an applicant may remain on the waiting list and will be notified when another apartment is available. After the student has received two offers of an apartment, their name is removed from all wait lists, their contract is canceled, and their deposit will be returned.
- 7) When transferring from the CWU residence halls to the CWU apartments, students must follow all the steps of checking out (see the Residence Hall Handbook). Charges will continue to be billed to the student account until the student has checked out properly. One hundred dollars per each quarter will not be refunded from the dining debit dollars. This money will remain on the student's Connection Card and can be used in the dining halls at any time before the end of the spring quarter.
- 8) If a student cancels after accepting an apartment assignment, there is a \$200 cancellation fee.

CHECK-IN PROCEDURE

Upon moving in, the resident will be issued keys by the apartment manager. The resident will make a thorough inventory/inspection of the apartment with an apartment manager noting any problems (i.e. scratches on floors, damaged furniture or appliances, missing screens, etc.) on the provided inventory form.

WHEN A ROOMMATE MOVES OUT

- 1) When one person moves out of an apartment, the remaining roommate(s) will be responsible for the entire rent payment. The rent will be divided equally among the remaining residents. If only one person is remaining, they will be responsible for the entire amount of the rent payment on a daily pro-rated basis (Brooklane Village and Short-Getz only).
- 2) **It is the responsibility of the person moving out to inform the other roommate(s) of their departure. The people staying will have 30 days from the vacate notice date to find additional roommates and have them sign a contract with Housing and Residence Life before rent increases (Brooklane Village and Short-Getz only).** The 30 days starts the same day the vacating notice is received at Housing and Residence Life. Housing and Residence Life will not assign roommates to apartments and assumes no responsibility in one's roommate selection process. New

roommates must meet the eligibility requirements listed above but do not have to go through the waiting list process. To assist residents, there is a discussion forum that can be accessed through the students MyCWU.

MOVING TO ANOTHER APARTMENT

Moving to another apartment will not be allowed under normal circumstances because of additional administration, maintenance, and cleaning costs. To be eligible to be on the wait list to move to another apartment, you are required to live in your current apartment for six consecutive months. If your status changes, your family size increases, or you feel you have a special reason to request a transfer, submit a written request to Housing and Residence Life at Button Hall.

PAYMENTS

- 1) All payments for rent, deposits, or fees must be made through the Cashiers Office located on the first floor of Boullion Hall or through your student account in mycwu.edu. All charges will be noted on the student account and failure to pay will result in a financial hold placed on the account. This will prevent the student from registering for classes and receiving transcript information and/or their diploma. Payments cannot be made to apartment managers or Button Hall staff.
- 2) Financial aid can be applied to rent. Financial aid awards are given on a quarterly basis, but rent is charged on a monthly basis. Financial aid awards will be applied to only the current month and any money above that will be issued to the student in a check form. The student can request financial aid to pay for all of the months in the quarter by completing a Rent Applied from Financial Aid (RAFA) application from the students MyHousing portal. This option is available in fall, winter, and spring quarter.
- 3) Rent is posted to the students account by the 25th of the month and is due by the first of the month. If payment is not made by the 10th, a late charge of \$50 will be assessed.
- 4) If payment is not made by the 25th, the eviction process will be started, and the resident will be assessed an additional \$50 administration fee. Delinquent accounts that are consistently paid late could result in the cancellation of the contract agreement and assessment of appropriate fees.

CHECK-OUT PROCEDURES

Residents must complete a contract cancellation form to request to end their contract. In order to end your contract, you must go to your MyHousing portal or CWU.EDU/Housing and complete the contract cancellation request form. Contract cancellation requests are reviewed by a committee. Any cancellation requests that are approved are subject to liquidation fees.

Residents need to schedule a check-out appointment with the apartment manager at least three days before the move-out date. Students are responsible for the rent until a checkout is complete and the keys are returned. Prior to the check-out appointment, empty the apartment of all personal belongings and thoroughly clean the unit. As you clean, use the following guidelines.

Examples for which charges are usually assessed at check-out time:

- Damage beyond normal wear and tear (can be caused by decorating)
- Labor costs that result from cleaning apartments that are not cleaned sufficiently when resident vacates
- Large or excessive nail holes
- Burns or burn holes of any kind
- Scarred and/or broken furniture
- Excessive damage to walls, wood, doors, etc.
- Cost of any repair or replacement resulting from damage
- Removal and/or storage of discarded furniture

If a resident has arranged for extra or special services, it is their responsibility to cancel those services before vacating.

The resident needs to file a change of address with the U.S. Postal Service.

Return all keys directly to the apartment manager at check-out time. Do not turn in keys to a box or leave unattended in the vacated apartment. If the keys are not returned at that time, the apartment will be re-keyed at the resident's expense.

Residents who check out improperly could forfeit some or all of their damage deposit and be assessed a \$50 charge. If the resident schedules a check-out time with the apartment manager and is unprepared at the scheduled time, they will be charged \$50 for an improper check out. If the resident is not present for the check-out, the findings of Housing and Residence Life will prevail.

CLEANING PROCEDURES

- Clean oven, including broiler pan, racks, burners, underneath burners, and rings around burners. Pull the stove away from the wall or counter and be sure the sides and back of the stove are clean, as well as the floor underneath. Clean the vent, hood, broiler pan, and bottom drawer of the stove. For apartments with self-cleaning or continuous-cleaning ovens, do not

use an aerosol oven cleaner because it will damage the oven, and you will be charged for the repair and/or replacement cost. Please use the self-cleaning setting on the oven.

- Clean the outside and inside of all kitchen cabinets, shelves, and drawers, taking care to remove accumulated food particles.
- Defrost refrigerator/freezer (if applicable), and clean the inside, top, and sides of the appliance. Pull the refrigerator away from the wall or counter and clean the floor underneath. Be sure that all original shelves and trays are cleaned and replaced in the refrigerator. Remove excess water and leave the refrigerator on a low setting. Do not unplug the refrigerator.
- Do not use any sharp instruments such as forks, kitchen knives, or screwdrivers to defrost the freezer compartment. Damage caused to the appliance by using sharp instruments to defrost, will be charged to the resident. Setting pans of hot water in the freezer compartment for short periods of time will speed up the defrosting process.
- Clean the kitchen sink thoroughly. Do not use a steel wool pad. A liquid cleaner, such as 409 or Soft Scrub, is recommended. Be sure the area under the sink is cleaned.
- Clean all walls and woodwork. Clean smudges, food particles, and fingerprints off of walls, woodwork, doors, light switches, wall plugs, window ledges, and doorjamb.
- Clean surfaces of chairs, tables, desks, chests, etc., and clean inside of drawers, desks, and chests.
- Clean inside and outside of light fixtures. Remove insects and dust in globes. All light bulbs must be in working order.
- Thoroughly clean the bathroom, including tub, toilet, basin, and medicine cabinet, as well as the area under the sink and around the toilet. Remove soap build up from the shower walls, soap dishes, and around sink and shower faucets. Do not use an abrasive-type cleaner (scouring powder such as Comet or Ajax) on fiberglass tub units because it removes the gel coating surface. Use a liquid cleaning product, such as 409 or Soft Scrub.
- Clean inside and outside of windows in all rooms (if accessible) including window ledges and tracks. This does not include the outside windows of upstairs rooms.
- Clean cobwebs from around outside of doors and windows. Wash interior and exterior of the front door. Be sure to pick up litter around the outside of the apartment and re-check the apartment and outside storage closet for personal belongings.
- Mop and rinse all uncarpeted floors, but please do not wax the floors.

Do not wash the drapes. Housing and Residence Life allows three hours of cleaning time, at no charge, in each apartment to wash the drapes and wax the floors. Additional cleaning time is charged at \$45 per hour to the resident.

CHECK-OUT POLICIES FOR OCCUPIED APARTMENTS

POLICY: A vacating resident's bedroom(s) and the apartment's common areas must meet Housing and Residence Life standards as described below. In addition, the apartment must pass a staff inspection for damages and cleanliness prior to the new resident's ability to check into the apartment.

All residents, vacating or remaining, are responsible for cleaning and maintaining the apartment's common areas at a level that meets health and safety standards. Common areas include the kitchen, living room, bathroom, hallways, and entryway.

PROCEDURE: When residents properly check out with the apartment manager, an inspection will be conducted by the apartment manager to ensure that the bedroom(s) and the common areas are clean, safe, and in working condition **before new residents will be allowed to check into the apartment.**

The apartment manager may determine that due to excessive damage or below-standard cleanliness, the apartment is unfit for a new resident(s) to move in, and that the apartment requires further inspection by a Housing and Residence Life official. **The remaining resident(s) will have five business days from the date of the vacating resident's check-out date to take corrective action.** The check-in date scheduled will be on hold until the apartment meets Housing and Residence Life approval. The new resident(s) moving in will be informed by a Housing and Residence Life official if their check-in date is changed.

A Housing and Residence Life official will re-inspect the apartment, and if the common areas or vacant bedroom(s) remains unfit for another resident to occupy, the Housing and Residence Life official will determine a course of action and/or consequences as described below. Throughout the inspection process, Housing and Residence Life officials will communicate with the remaining resident by phone or in writing via mail, e-mail, or a note left in the apartment.

NEW RESIDENT CHECK-IN PROCESS:

- 1) Common areas and vacant bedroom(s) meet Housing and Residence Life standards as described below.
- 2) New resident has contacted Housing and Residence Life to complete a Housing Contract.
- 3) New resident has scheduled a check-in appointment with the apartment manager.

FAILURE TO COMPLY:

If residents refuse to clean and maintain the common areas to the satisfaction of Housing and Residence Life staff, they will be subject to the following consequences:

Vacating Resident

- Any damages to the vacating residence room or common area will be placed on the vacating student's account.
- A vacating resident may be referred to a university conduct officer for failure to comply with Housing and Residence Life policies.
- If the remaining resident(s) is required to move because the apartment does not meet health and safety standards, all costs associated with that move may be divided among all of the vacating and remaining residents.

Remaining Resident(s)

- Remaining resident(s) may be billed for common area damages and/or lack of cleanliness. Charges may be divided among all of the vacating and remaining residents.
- In addition, the remaining resident(s) will be responsible for the entire rental payment, beginning on the date the vacating resident(s) properly checked out through the date that the common areas meet Housing and Residence Life standards. When the new resident(s) has been given approval to complete the check-in process, rent will be divided among all of the residents occupying the apartment effective on the new resident's contract date.
- If health issues, safety issues, and/or damages are extensive, the remaining resident(s) may be required to either move to another apartment or be evicted from Housing and Residence Life. The costs incurred for a move to another apartment or residence hall may be the responsibility of the remaining and/or vacating resident(s).
- The remaining resident(s) will also be referred to a university conduct officer for failure to comply with Housing and Residence Life policies.

STANDARDS REQUIRED FOR APARTMENT COMMON AREAS

Kitchen:

- Stove - Free of excessive grime inside oven, in burner drip pans, under range top, and on exhaust fan grill.
- Refrigerator/Freezer - Free of damage and mold or grime that could pose health and/or safety violations. All shelves/drawers in place and in working order and ice cube trays in good condition.
- Cupboards - All shelves must be in place and free of damage. Cabinet beneath the sink will be visually inspected for plumbing leaks.

Living Room:

- Floors - Carpet and linoleum must be free of damage and/or excessive dirt or grime.

Bathroom:

- Sink, Toilet, and Bathtub - Free of excessive mold/grime.

Hallways:

- Walls - Free of excessive damage (no self-repairs allowed).
- Floor - Carpet and linoleum must be free of damage and/or excessive dirt or grime.
- Cupboards/Closets - All shelves must be in place and free of damage.

Entryway:

- Door - Screen and/or entrance doors must be present, free from damage, and in good working order.
- Landing - Free of personal belongings and/or trash that could pose health/safety or fire hazards.

Bedrooms:

- The vacating resident(s) is responsible for the cleanliness and upkeep of the bedroom they occupied. Housing and Residence Life staff will conduct a cursory, visual check of the remaining, occupied bedroom(s) to verify that the carpet, walls, and closet doors have been maintained to the satisfaction of Housing and Residence Life staff. No dresser drawers or other personal belongings will be inspected in the remaining, occupied bedrooms.

APPEALS

A student may appeal move-out charges in writing to the director of housing facilities or their designee. Appeals requested more than 10 days after the Room Condition Report has been processed will not be heard.

CONTRACT TERMINATION

By the University

The university may be forced to terminate a resident's contract and occupancy under any one or more of the following conditions:

- Failure to pay rent
- Failure of resident or any roommate to maintain eligibility to reside on campus
- Failure by resident or any roommate to abide by rules and regulations in the contract agreement and apartment handbook
- Failure by resident or roommate to abide by university rules and regulations
- Resident or roommate disturbs or fails to get along with other residents
- Falsification of application or other documents related to contract agreement
- Resident is found to be subletting their apartment and or allowing guests to stay 5 nights a month or longer.

APARTMENT CONTRACT

Rent for partial months will be pro-rated based on a daily rate for the days you have possession of the apartment. Your monthly rent will be equally divided by the number of occupants in the unit. One extra occupant may be added to the standard occupancy for a surcharge of \$200 to the base monthly rent. Standard occupancy is 1 person for studio style and 1-bedroom units, 2 people for 2-bedroom units, and 3 people for 3-bedroom units.

Should actual availability of the unit change after you have signed the contract, appropriate adjustments will be made in the following month's rent.

2025-2026 CONTRACTS

- [Appendix A – 2025-2026 Brooklane Village and Short-Getz Contract \(9 month\)](#)
- [Appendix B – 2025-2026 Brooklane Village and Short-Getz Contract \(12 month\)](#)
- [Appendix C – 2025-2026 Anderson, Carmody Munro, Student Village, and Wahle Contract \(9 month\)](#)
- [Appendix D – 2025-2026 Student Village and Wahle Contract \(12 month\)](#)

APARTMENT GENERAL INFORMATION

CHILD ABUSE/DOMESTIC VIOLENCE

Residents are encouraged to notify Police Services and the proper local and state authorities in cases of child abuse and domestic violence. Housing and Residence Life, along with Police Services, will investigate cases of perceived child abuse, neglect, or domestic violence. When necessary, cases will be referred to proper local and state agencies.

CHILDREN

It is the parent's responsibility to guide, direct, watch, and discipline their own children. If problems arise with children in the apartment complex, please talk directly with the parent(s). If disputes or problems continue, please contact the apartment manager or apartment complex coordinator.

The resident is responsible for the actions of children who occupy their apartment. Children must be properly supervised at all times. Neglect of parental responsibility may result in eviction. The resident shall be financially responsible for the actions of the children. Improper conduct of a child could result in cancellation of the contract agreement.

STUDENTS WITH DEPENDENTS

Students with dependents are defined as a student and spouse and/or student with children who are declared legal dependents.

1. Students with dependents are no different from any other students in that their primary goal is to succeed in their studies. Their challenge is having additional responsibilities of caring for children and finding time to balance all this with their studies. Noise that wakes up children or distracts from limited study time tends to be the greatest problem. Walls are thin and even several guests talking late or a moderate level of music can wake a sleeping baby. Single students may experience noise of children playing during the day. However, it is expected that the noise quiets around 8 p.m. when many children are going to bed.
2. Behavior that is disruptive will not be tolerated. Families and individuals are expected to work out their differences as outlined in our Responsible Freedom expectation. Any differences that cannot be settled or continued disruptive behavior will be handled by a conduct meeting with the apartment complex coordinator.
3. Apartment residents need to make their guests aware of the apartment policies. Visitors can be a concern for a number of reasons. Some common complaints about visitors are:
 - Speeding
 - Drivers of vehicles not being careful around children playing or riding their bikes in the parking lots
 - Car horns sounding when pulling up to pick up residents or loud car stereos
 - Cigarette butts being flicked on the grounds in community areas or where toddlers play
 - Consuming alcohol or cannabis products outside or in public areas
 - Swearing in the presence of children
 - Disturbing noise late in the evening

4. Students are encouraged to introduce themselves to their neighbors. Inquire about quiet times and work at building respect in the complex. Many great and lasting friendships have started this way.

INSURANCE, PERSONAL DAMAGES, AND/OR LOSS LIABILITIES

The university encourages residents to carry renter’s insurance. The university is not liable for theft or damage to personal property and does not assume any liability for personal injury resulting from earthquakes, explosion, fire, or mechanical failure of the water, gas, or electrical systems, water damage, or for negligence by occupants of the buildings. For protection from possible losses or personal injury, the resident should carry renter’s insurance. Renter’s insurance for personal property may be purchased privately or through a vendor contracted by Housing and Residence Life. Personal possessions should also be marked and engraved with names and student identification numbers. Liability insurance may be purchased at most local insurance companies.

MAILBOXES

Mailboxes are for use by registered and approved residents only. The post office delivers mail once daily, Monday through Friday, excluding holidays. Mail is distributed more efficiently when properly addressed. The following are the approved addresses for the university apartment complexes:

Anderson	1301 N. Chestnut St. # ____	Ellensburg, WA	98926
Brooklane Village	1900 N. Brooklane St. # ____	Ellensburg, WA	98926-2270
Carmody Munro	1513 N. Alder St. # ____	Ellensburg, WA	98926
Getz-Short	702 N. Ruby St. # ____	Ellensburg, WA	98926-2981
Student Village	1501 N. Alder St.# ____	Ellensburg, WA	98926-2673
Wahle	1601 N. Walnut St.# ____	Ellensburg, WA	98926-2559

Remember, before vacating, submit a change-of-address form to the United States Postal Service.

UNIVERSITY POLICE SERVICES

University Police and Public Safety is responsible for reporting crime statistics in compliance with the “Jeanne Clery Disclosure of Campus Security Policy and Campus Crime Statistics Act.” Central’s annual security report is available at cwu.edu/police. It contains information regarding crime prevention programs, the law enforcement authority of the University Police, policies concerning the reporting of crime, crime statistics for the most recent three-year period, and other information about security that is required by law. A paper copy of the information is also available upon request by writing to: Central Washington University Police, 400 E. University Way, Ellensburg, WA 98926-7527.

APARTMENT GROUNDS, MAINTENANCE, AND SAFETY

AIR CONDITIONING UNITS

Resident(s) living in university-owned apartments may purchase a portable free-standing air conditioning unit for their apartment, provided the unit meets the specifications required by the university and is approved by Housing and Residence Life. Housing and Residence Life has a list of those specifications for your review. University maintenance staff must professionally install all air-conditioning units, and a \$100 installation fee will be assessed to the student’s account. There is also a \$60 flat rate charged per year for utilities (no partial years). Only one (1) air conditioning unit is allowed in each apartment, and no air conditioning units can be installed in bedroom windows.

If a resident moves to a different apartment, an additional installation fee will be imposed when the student requests to move the air conditioner. All students in the apartment must complete an air conditioning request form with Housing and Residence Life before being approved. The installation and utility fees will be charged to the student’s account. Housing and Residence Life reserves the right to deny installation of units that are considered unsafe. Residents should not purchase units that do not meet the required specifications. Call Housing and Residence Life at 509-963-1831 to make an appointment for installation.

ASBESTOS INFORMATION

Textured ceilings contain a small amount of asbestos material. The ceiling materials have been thoroughly and effectively encapsulated by application of paint. If it is disturbed (scratched or gouged) the fibers can be released and may become hazardous. It is important that you do not damage or disturb the ceiling. Failure to adhere to this policy could result in contract termination.

ANTENNAS

Outside antennae, cable, aerials, or satellite dishes are not allowed without the expressed written permission of Housing Services.

CHARGES AND FINES

(examples of some fines assessed)

Carpet damage	Cost to repair
General resident damage	Cost to repair
Failure to leave apartment adequately clean	\$45 per hour
Damage caused by freezing due to heat being shut off or turned down during the winter	Cost to repair
Moving non-portable furniture	\$50 or all costs

Tampering with fire alarms, smoke detectors, fire extinguishers, or evacuation/exit signs	\$100 or all costs
Failure to utilize proper check-out procedure	\$50

COLD WEATHER PROCEDURE

When outside temperatures are 30 degrees Fahrenheit or lower, set the heat at a comfortable temperature and open the bathroom and kitchen sink cabinets. During severe cold weather (below five degrees) allow the cold-water faucet to drip slightly throughout the day and night. If you plan to be gone during the winter months, leave your heat at a comfortable setting (65 to 70 degrees Fahrenheit) and leave the cupboard doors, beneath the kitchen and bathroom sinks, open to allow sufficient warm-air circulation. The cost to repair frozen pipes is the resident's responsibility.

COMMUNITY CENTER/MULTI PURPOSE ROOM

The Brookline Village Community Center (BLV #I-7) and the Student Village multi-purpose room are available for use on a reservation basis with the apartment complex coordinator. This resource is available free of charge! The space is great for birthday parties, study groups, club meetings, and movie nights. No over-night use is available. Residents are responsible for the condition of the Community Center after use. No alcohol consumption is allowed in this space. All university policies are enforced when using this facility.

ENERGY CONSERVATION

- Control the level of electrical heat. Do not increase the heat and then open windows!
- Do not leave windows open in units with steam or hot-water heat; the units may freeze. Repair costs are high and will be billed to the resident.
- Keep unnecessary lights turned off.
- Use the suggested size light bulb or smaller (60 watts or less).
- Turn off the television and other appliances when not in use.
- Do not use the oven as a space heater.
- Conserve hot-water use. The hot water tank temperature is preset at 120 degrees Fahrenheit.
- Keep all heating units free of dust and debris to keep them operating effectively and economically.

ENTRY OF APARTMENTS BY UNIVERSITY

The university reserves the right to have authorized personnel enter any unit for the purpose of inspection, repairs, and/or other official business. This includes, but is not limited to, the following:

- Suspicion of harm to self or others
- Maintenance, custodial inspections, fire life safety inspections, or emergencies (occupants will be informed that facilities maintenance staff has been present)
- Routine or requested maintenance by resident or Housing and Residence Life staff (occupants will be informed that facilities maintenance staff has been present)
- Search or arrest warrants (University Police only)
- Protection of life, property, or evidence of a crime (University Police only)
- Persistent noise coming from an apartment when occupants are not present

If an authorized person enters an apartment when the resident is not present, a written note will be left indicating who entered the apartment, when they entered, and the reason for entering.

Generally, staff will not enter an apartment to retrieve items for occupants who are not present or for other students who have left personal items in the apartment. Exceptions may be made, but staff will take precautions to protect themselves from possible liability and have the right to refuse such requests.

In addition, Housing and Residence Life shall have the right to show the unit to successor residents during regular business hours and with advance notice any time after notice of intention to vacate has been given.

FIRE AND LIFE SAFETY

Housing and Residence Life has a commitment to fire and life safety issues. Inspections for fire safety equipment and a mandatory state inspection of the hot water heaters are done as state law and university policy requires.

A fire extinguisher is located in every apartment; learn where it is located. Never relocate the fire extinguisher. If the extinguisher is used to extinguish a fire, immediately notify Housing and Residence Life, and it will be replaced at no cost.

Tenants will need to inspect the fire extinguisher once a month making sure the pressure gage is in the green and then sign and date the tag. If the needle indicates that it is undercharged or overcharged, call Housing Facilities for a replacement.

Barbecue grills and combustible materials such as propane, gasoline, kerosene, and items containing combustible materials (i.e. lanterns) are not permitted inside the apartment (including storage closets/units).

FIRE PROTECTION RESPONSIBILITIES

Adhere to all university fire protection and safety standards listed below:

- DO NOT keep highly flammable materials in the apartment.
- Keep all escape routes (entryways, hallways, or passageways) accessible.
- Do not use any appliances or electrical items that have frayed or damaged electrical wires.
- Keep all papers, boxes, cloth, electrical cords, and furniture at least four inches away from heaters.
- Do not burn candles.
- Do not smoke or vape in the apartment.

SMOKE ALARMS/DETECTORS

Tamper-proof smoke alarms are located on the ceiling/wall in every apartment; learn where they are located. When the alarm is set off, it will make a loud piercing sound. Tenants will need to test their smoke detectors once a month by pushing on the test button and holding it in until the device sounds. If the alarm beeps intermittently, the batteries need to be replaced. Please notify the apartment complex coordinator or apartment manager as soon as possible. Tampering with smoke detectors may result in disciplinary action, including a fine and/or eviction.

Excessive amounts of smoke from cooking or excessive amounts of steam from the bathroom may activate the smoke alarm. If this occurs, simply ventilate the apartment by opening the doors and windows and turning on the fan. The detector will automatically stop sounding when the smoke or steam is completely removed from the area. A tip is to keep the door shut and fan on while showering. Test the smoke alarm once a month by firmly depressing the button. Also, the smoke alarm has a special feature called FALSE ALARM CONTROL. Pushing the test/hush button reduces sensitivity for up to 15 minutes, minimizing nuisance alarms. Two chirps signal the end of hush mode and then the unit resets to its normal sensitivity. If your alarm is constantly chirping, please call maintenance at 509-963-3000.

FIRE ALARM APPARATUS AND FIRE EQUIPMENT ARE FOR EMERGENCIES ONLY!

If a smoke detector is beeping, it is likely the battery needs to be replaced. Contact an apartment manager, Housing and Residence Life, or facilities maintenance if a smoke detector is emitting a beeping sound. If batteries are removed without replacement, the resident is liable for a \$100 fine.

PREPARATION IN CASE OF FIRE

Before a fire occurs, the resident and their family should prepare by taking the following steps:

- Know the location of your fire extinguisher and the location and route of escape. A smoke alarm can wake you, but only an escape plan can save you.
- Train family members to recognize the alarm signal and how to respond.

IN CASE OF FIRE

If a fire occurs, please follow the fire safety procedures outlined below.

- Keep your head low and move quickly to the nearest exit. Crawl if you can, so you do not breathe the smoke.
- Touch the door before opening it. Before touching the door handle, cover your hand for protection. Intense heat, deadly smoke, or gas may be on the other side. If the door is not hot, cautiously open it a few inches to check for heat, smoke, or flames on the other side. Keep your head out of the way while first opening the door, and be ready to slam it shut if any heat or smoke rushes in.
- Do not waste time getting dressed, looking for keys, or gathering valuables. Leave the building immediately and stay out.
- Call the Fire Department (911) and report the location of the fire. Stay on the telephone until instructed to hang up. Alert other occupants of the building and the apartment complex coordinator or apartment manager if it is safe to do so.

GARBAGE

Residents are expected to dispose of their trash and recycling materials in provided containers in the proper areas. **Do not leave garbage on stairwells, on porch or patio areas, or areas outside the apartment door.** Garbage can attract pests and rodents, as well as unpleasant smells for neighbors. Please help keep the areas clean and tidy. The dumping of oil, grease, anti-freeze, and paint in a dumpster or in the parking lots is strictly prohibited. Trash or recycling materials that are disposed of improperly and traceable to an apartment will result in a \$50 fine and the cost of cleaning and proper disposal. Large items such as carpets, old or broken furniture, and other large items should not be disposed of in the containers. Please contact Housing and Residence Life on how to dispose of these items. Further violations could result in cancellation of the contract agreement.

GARDEN PLOTS/FLOWER BEDS

Residents are encouraged to help beautify the apartment grounds by planting flowers and garden plots. Flowers need to be planted in specific areas so that they do not interfere with lawn mowing operations. In Brooklane Village, flower beds should not extend past the bottom step. Rocks are not to be used as a border because they cause damage to the lawn mowers and may present a physical hazard if thrown by a mower. The watering, weeding, and maintenance of flower beds are the responsibility of the resident. Please keep in mind that the university cannot be held responsible for these plants during routine grounds maintenance.

Community garden plots are available at Brooklane Village each year. Land behind J Court is plowed in early spring. Those wanting space may stake out an area in the field.

GENERAL CLEANLINESS AND SANITATION

The contract requires that residents:

- Maintain the premises, apartments, and its contents in a clean and orderly condition. For the health and safety of all residents, it is the responsibility of all residents to share in the proper care, cleaning, and use of community areas and facilities, including stairs, stairwells, and laundry rooms.
- Dispose of all garbage in the dumpsters provided near each building.
- Keep stairwells, landings, porches, and patios clean and free of clutter (toys, bikes, boxes, plants, garbage bags, etc.).

GRILLS / BAR-B-QUES

Grills are allowed for the sole purpose of cooking food. The grill must be placed on the ground at least 25 feet away from the apartment building and **MUST** be monitored at all times. Residents are responsible for monitoring the grill until the coals are cool and can be safely disposed of in a garbage can. Fire pits are not allowed at on-campus apartment complexes due to the increased danger of starting brush fires in our area.

Built-in barbecues are available at Student Village and Getz-Short apartments and are the **ONLY ACCEPTABLE** means of outdoor cooking in these complexes. Barbecue grills are allowed in Brooklane Village, if the resident is with the lit grill at all times. Propane barbecues are allowed but are not encouraged due to storage concerns. Please see the [Combustible Materials](#) section.

KEYS

Do not loan apartment or laundry room keys to a non-resident! Report lost keys immediately to the apartment complex coordinator or apartment manager. Entrance keys will not be issued to family members under 10 years of age. Only one entry key will be issued to each legal resident. Duplication of university keys by an outside vendor is strictly prohibited and could result in cancellation of the contract agreement and a re-key expense to the resident. Residents are responsible for their own keys.

Only one laundry room key and one post office box key will be issued **per apartment**.

For the safety of the resident and the resident's belongings, lost keys should be reported to staff immediately! Stolen keys should be reported to Police Services.

KEY CHARGES

Room key replacement	\$65
Laundry room key replacement	\$35
Broken keys <i>(must have a piece to avoid entire lock change charge)</i>	\$10
Mailbox key replacement	\$10
Water keys (Brooklane Village)	\$50

LAUNDRY FACILITIES

Central Washington University provides centrally located laundry facilities for resident use only. The university is not responsible for unattended clothing or damages to clothing because of user error. All apartment laundry facilities can be accessed by the use of quarters or through the PayRange App on your mobile device. Non-residents using laundry facilities (and residents allowing them to do so) are subject to a \$25 fine. If a machine is not operating correctly, please put a sign on the machine stating it is out of order and notify the apartment manager. Children must be accompanied by their parents while in the laundry rooms. **Maintenance requests and money lost requests must be made through Hainsworthlaundry.com.** Residents should ensure these areas are cleaned after each use.

While cleanliness of the laundry areas is the responsibility of those residents who use the facilities, a laundry attendant assists by keeping the rooms clean and functioning. Information regarding contact of this individual will be posted in each apartment laundry area.

LAWN CARE

All toys, hoses, sprinklers, lawn furniture, and other items that may obstruct the lawn mower must be removed according to the mowing schedule. Failure to remove articles from the lawn area will result in a warehouse crew picking up the articles and a \$25 fine. The university is not responsible for lost or stolen articles or items damaged by mowers and/or weed-eaters. Mowing schedules are sent out every spring. In addition, these items need to be organized so as not to create difficulty in accessing apartments.

MAINTENANCE

If there is a maintenance problem, call Facilities Management at 509-963-3000. It is the resident's responsibility to immediately report apartment damages or deficiencies to either the apartment manager or facilities maintenance so that repairs can be made. All maintenance costs will be paid by the university unless the cause is found to be willful misuse or negligence. The response time will depend on the nature and severity of the problem; however, Facilities Management will respond to all problems in a timely manner. It is important to be very specific about the problem and the exact location when calling with a concern. Please

help the university maintain and keep up the common areas of the apartment complexes by reporting breakage and damage to lighting, playground equipment, mail areas, and laundry facilities.

The 509-963-3000 phone number is in operation 24-hours-a-day. Please call during normal business hours (8 a.m. to 5 p.m., Monday through Friday) for routine problems. Please call anytime for emergencies. If a resident calls Public Safety and Police Services to report an emergency and facilities maintenance personnel are called, the resident will be charged for their time if it is not an emergency. The following definitions and situations will help as a guide.

The definition of **EMERGENCY MAINTENANCE** is:

- Something that could or will cause physical harm to resident(s).
- Something that could or will cause physical damage to property or structures.

Examples of EMERGENCY SITUATIONS that require maintenance personnel to be called are:

- Gas leaks
- No heat (outside temperature is below 50 degrees Fahrenheit)
- No electricity
- Water leaks or broken water lines
- Frozen water pipes
- Plugged sewer lines and/or toilets

Examples of **NON-EMERGENCY SITUATIONS** that do not require maintenance personnel to be called after normal business hours are:

- No hot water
- No heat when temperature is above 50 degrees Fahrenheit
- Removing objects from drains such as contact lenses, rings, etc.
- Plugged sinks or bathtubs
- Refrigerator not operating (residents should store items with neighbors)

Report all necessary repairs immediately to save yourself unnecessary repair charges. Minor problems can quickly become major ones with major repair costs to match. Please try to remedy minor problems such as clogged sinks and toilets yourself, but if the problem persists, call Facilities Management. All maintenance costs to university-owned apartments are eventually reflected in the rent.

If a resident's neglect or abuse causes damage, the resident is liable for repair/maintenance costs. If a window or screen in the apartment is broken, replacement costs will be billed to the resident.

Maintenance personnel usually are on a tight schedule and are unable to perform maintenance tasks that are not listed on the work order. If additional maintenance repairs are needed, call 509-963-3000 and request another work order.

If there are concerns about the timeliness or quality of the repairs, please call the apartment manager, the apartment complex coordinator, or Housing and Residence Life at 509-963-1831.

MAINTENANCE PERSONNEL RESPONSE PROCEDURE

The university reserves the right to enter an apartment without notice during reasonable hours when necessary to provide maintenance, service, repairs, improvements, etc., or to make inspections when no one is home. A card will be left by the facilities maintenance or Housing and Residence Life staff stating when they were in the apartment and what was done. The times between 9 a.m. and 5 p.m. have been designated as reasonable maintenance times.

When responding to a maintenance request or need, staff are to:

- Knock on the front door of the apartment, wait 15 to 20 seconds, and knock again. If there is no answer at the door or no indication that someone is home, they are to use their master keys, open the door six or seven inches, and call out to see if anybody is home. If there is no answer, they are to proceed into the apartment and do the necessary work. No one will enter if a child is home alone.
- Clean up behind them after a job is completed.
- Report any breakage or damage beyond normal wear and tear for billing to the resident.

MODIFICATIONS

Residents are not permitted to modify either the inside or outside structure of their apartment or the apartment area without written permission from Housing and Residence Life. This includes but is not limited to: adding additional shelving, painting, wallpapering, installing screen doors, placing semi-permanent signs outside of the apartment, hanging laundry wire or string, installing antennas, satellite dishes, and modifying landscaping. Modifications made without permission could result in charges for repairs to restore the structure to its original form and/or eviction.

PEST PREVENTION

Pest concerns will be taken care of by Housing and Residence Life Pest Control. If it is determined that the resident is at fault because of poor housekeeping practices, the resident may be responsible for the cost of service. Since insects and rodents in an apartment can be unpleasant, the following suggestions are made.

- Purchase a trash can with a tight-fitting cover and use plastic liners in trash cans.
- Do not leave dirty dishes or food on the countertops or sinks overnight.
- Store open-food containers (cereal boxes, etc.) in plastic containers with tightly fitting lids.
- Do not use contact paper in cabinets. Roaches feed on the sticky backing.
- Do not leave paper bags or newspapers sitting in your apartment. Pests nest in these areas.
- Keep floors clean and free of food crumbs.
- Buy a good bug spray and spray the area behind the stove and refrigerator. Spray the top and bottom edge of all hollow doors in the apartment. These doors have ventilation openings at the top and bottom and make cozy homes for pests. Spray under sinks, especially around pipes protruding from bathroom walls where hot water provides the moisture that insects enjoy. Also spray in closets that contain heating or plumbing pipes. Sprays are effective when used safely. (Note: Carefully read and follow label directions and use caution when applying sprays to avoid contact with skin or food. Avoid inhaling vapors in enclosed areas and closely follow directions for use around children.)
- Do not store damp rags or sponges in dark closets. Store all brooms and mops with the handle down.
- Do not allow grease to build up on the stove tops, fans and burners, or in the oven.
- Once every three months, move all major appliances, i.e. refrigerator and stove, and thoroughly wash the floor and wall behind them. Please be careful not to tear or damage the flooring. Use insect spray before replacing appliances.
- During the fall and winter months, mice may migrate inside. Setting mouse traps is a very effective way to solve this problem. Residents are responsible for buying and setting their own traps.

PLAY AREAS

A play area and equipment are provided in Brooklane Village. This equipment is unsupervised, and the university assumes no responsibility for use of the facilities. Parents are required to supervise their children while in the play area. Climbing on or over fences is never allowed. Residents are responsible for reporting all safety hazards, damages, and needed repairs to Facilities Management at 509-963-3000. The playground located just north of the daycare playground is open and available to all Brooklane Village residents and their children.

RECYCLING

Recycling bins for cardboard, paper, aluminum, and glass are located in each complex. Most recycle bins are located next to garbage dumpsters, but some areas share a central location. All types of paper can be mixed in the same bin, and different colors of glass do not need to be separated. Please empty containers of liquid before recycling, and only recycle cardboard and paper that is free of food or other contaminants.

SCREENS AND WINDOW STOPS

The university considers screens and window stops safety equipment. Removal of or damage to these items may result in disciplinary action, eviction, and/or a university fine of \$50.

SNOW REMOVAL

The university removes snow from the apartment parking lot areas. Residents are responsible for snow removal from their front doors to the parking lot. Snow shovels, sand, and deicer can be obtained from the apartment complex coordinator or apartment managers. Any student registered with Disability Services should contact that office to make arrangements for snow removal.

UTILITIES

Apartment rates include water, heat, electricity, sewer, refuse services, and Internet.

APARTMENT STANDARDS AND EXPECTATIONS

Apartment policies exist to help create an environment that is conducive to your needs for safety, studying, socializing, and sleeping. We want to ensure your apartment experience promotes your success at Central!

ABANDONED PROPERTY

When students leave property in the room or apartment, Housing and Residence Life staff will remove the property at \$45 per hour. Additionally, a storage fee of \$10 per day is charged to the student for a maximum of 60 days. If the property is not claimed at the end of 60 days, it is considered abandoned property, and the university disposes of this property.

If a student wishes to claim their property during the 60 days, they are required to contact the Housing and Residence Life office at 509-963-1831 to make arrangements.

ALCOHOL AND OTHER DRUGS

The use of drugs, cannabis, and alcohol including any substance that may alter the mind, body, and/or behavior of a person, can have a negative effect on your student life and academic success. At Central Washington University, we are committed to providing an atmosphere of creative learning and healthful living for students and have put into effect community standards that do not allow the misuse of alcohol and other drugs, on or off campus.

Housing and Residence Life's alcohol and other drugs community standards follow all local, state, and federal laws. Please note, students under the influence or in possession of alcohol or other drugs that are violating a local, state, or federal law on CWU's campus can be cited by University Police.

1. Definitions in the alcohol policy
 - HRL means Housing and Residence Life
 - Paraphernalia includes alcohol-related items, containers intended for alcohol, and what are considered common source containers.
 - Of-age refers to 21 years or older; Underage refers to younger than 21 years old
 - Public intoxication refers to the exhibition of any disruptive behaviors while under the influence of alcohol that could threaten the welfare, health, and/or safety of one-self or others as well as behaviors that could result in damage to personal or CWU property.
 - This policy refers to non-CWU affiliate persons, students, and CWU residents.
2. Underage persons may not buy, possess, consume, or otherwise acquire any alcoholic beverage. If you are underage, it is unlawful and violates HRL values and policy to possess any amount of alcohol in any container.
 - Possession of alcohol containers, whether full or empty, by persons underage is prohibited including for "decorative" purposes.
 - No person may sell, serve, or otherwise furnish alcoholic beverages to any underage person.
 - Knowingly being in the presence of alcohol is prohibited by persons underage. Residents of any age may not be in a room with someone who is violating those alcohol policies.
 - Responsible alcohol consumption/possession is permitted in a private room/suite/apartment when all assigned residents, guests, and visitors are of-age and do not show signs of over-intoxication and/or behavior disruptive to their community. Alcohol consumption is not permitted in the common spaces of campus residential communities including but not limited to lounges, laundry rooms, stairwells, porches, or patios.
 - It is also a violation of policy when consumption of alcohol, regardless of age or location, leads to public intoxication that disrupts the welfare of oneself, the community, or property.
3. Games and other behaviors that are designed to facilitate, promote, or replicate competitive, excessive, accelerated, or abusive consumption of alcoholic beverages are prohibited, even if only involving water, regardless of age. Equipment, supplies, and paraphernalia designed for use in these behaviors are prohibited and may be disposed of or confiscated.

Drugs, Possession or Use Of:

Cannabis

Possession or use of cannabis in any amount by any person is prohibited by the University. Although [Washington State law](#) allows adults age 21 and older to possess cannabis for personal use, federal law prohibits marijuana possession and use of any kind. The University receives federal funds, therefore University residents must adhere to federal laws pertaining to possession and use of cannabis. Students with medical marijuana cards are prohibited from possessing or using cannabis on campus and should consult with [Student Health Services](#) or their prescribing doctor for alternative treatment methods.

Other Drugs

No person may possess, use, manufacture, cultivate, package, distribute, sell or provide a controlled or illegal drug or substance. No person may misuse prescription or nonprescription drugs; no person may possess or use drug paraphernalia. Drugs are defined as, but are not limited to:

- Any chemical substance, compound or combination used to induce an altered state
- Any otherwise lawfully available product, over-the-counter or prescription drug used for any purpose other than its intended use
- Any hallucinogen
- Any intoxicant other than alcohol (alcohol is addressed separately)
- Any nervous system depressant
- Any stimulant

Using/consuming drugs or cannabis (regardless of location) and then returning to your residence hall under the influence of, or carrying the smell of, the drug/cannabis is also a violation of the policy.

Any student who remains in the presence of someone violating this drug policy may be subject to conduct sanctions.

ANIMALS

Students are not allowed to have animals in the on-campus apartments or residence halls except for aquarium-bound fish. Tanks may be no larger than 10 gallons. Residents must always maintain responsibility for the aquariums. Animals not approved through this process will be considered "pets" and are not allowed in a university housing building (excluding aquarium-bound fish in tanks that may be no larger than 10 gallons). Violators of this policy may be subject to disciplinary action, eviction and/or cleaning fees up to \$500 associated with damages.

Other animals, such as companion, therapy, emotional support, comfort and "psychiatric service" animals that are not specially trained to perform a disability-related service may not be allowed in CWU residence halls and/or university-owned apartments. All animal emotional support requests will go through Disability Services and based on the recommendation from their office, the request will then be sent to Housing and Residence Life for further review. Qualified "service animals" (as defined by state and federal law) are allowed on the CWU campus and in Housing and Residence Life facilities.

Determination of eligibility is made on a case-by-case basis by Disability Services/ADA compliance officer and Housing and Residence Life. The care of an approved animal is the student's responsibility.

Central Washington University complies with all federal and state fair housing laws and regulations which are applicable to university housing, including those related to assistive animals. The United States Department of Housing and Urban Development (HUD) compliance guidelines define assistive animals as those that are verified by a qualified medical professional that the service animal accommodates the disabling condition and the rationale for the use of the service animal. Disability Services collects and reviews disability documentation from students who request accommodation in university housing. Housing and Residence Life makes the formal decision regarding assistance animals in university housing. Students are responsible for the care of the service animal at all times. Students who have an approved service animal or an emotional support animal, need to abide by WAC 106-124-801 and the Emotional Support Animal Care Plan provided by Disability Services and Housing and Residence Life.

APPLIANCES

Because of ventilation, electrical, and noise problems, Housing and Residence Life does not allow certain appliances in the apartments. Specifically, washers and dryers are not allowed in the apartments. Other appliances are acceptable if they run on a 110-volt current. Should the power go out while running several appliances at the same time, check the circuit breaker box. If problems continue, please call Facilities Maintenance at 509-963-3000 for assistance.

Carmody Munro Residents: To minimize fire risk and electrical circuits overloading, only select kitchen appliances are allowed to be used in Carmody Micro-Studio rooms. Allowed appliances are limited to single serve coffee machines (like Keurig or Nespresso single serve coffee makers), air fryers, rice cookers, toasters, and electric kettles. All appliances must be under 1500 watts. Residents are reminded of increased risk in running multiple appliances at the same time and the increased risk of open coil appliances (toasters and some air fryer models).

If potential problems exist with university appliances, wiring, or electrical systems, notify Housing and Residence Life. After business hours, notify the apartment manager. Additionally, it is recommended that surge protectors be used for stereos and/or computers. Avoid overloading outlets with too many cords, and do not use extension cords with frayed wiring or poor connections. Check the wiring and casing on appliances.

Self-installed air conditioning units are not allowed. Please refer to the [Air Conditioning Units](#) policy under the "Apartment Grounds, Maintenance, and Safety" section.

BICYCLES, SCOOTERS, SKATEBOARDS, OTHER PERSONAL WHEELED VEHICLES

WAC 106-116-901 is the guideline for on-campus bicycle safety, parking, and traffic regulations. Residents must follow specific regulations while operating personal wheeled vehicles on campus:

- Do not ride bicycles, scooters, skateboards, or other wheeled vehicles inside buildings at any time.
- Do not park and/or store bicycles, scooters, skateboards, or other wheeled vehicles in common-use spaces unless it is a designated bicycle storage space and permitted in writing by Housing and Residence Life. This includes lounges, stairwells, hallways, kitchens, studies, and any area that may be a safety hazard or hinder exit from rooms or buildings.
- Do not lean or park bicycles, scooters, skateboards, or other wheeled vehicles near or against windows.
- Bicycles, scooters, skateboards, or other wheeled vehicles parked on paths, sidewalks, stairwells, and catwalks, in buildings, or near building exits may be impounded.
- Bicycles, scooters, skateboards, or other wheeled vehicles must be parked in racks.
- Bicycles, scooters, skateboards, or other wheeled vehicles can be stored in individual living space only if all roommates agree.
- Following spring closing, all bikes should be removed from bike racks or possibly face impoundment.
- You may register your bicycles, scooters, skateboards, or other wheeled vehicles with the University Police.

CARS/VEHICLES

Driving on sidewalks, access malls, or lawns: Driving on sidewalks and lawns is strictly prohibited. No motor vehicles, including motorcycles or mopeds, will be permitted to park on the planted areas on university property. Advise moving van and delivery truck drivers not to drive their trucks on the sidewalks or lawns. If a van damages the lawns, the resident occupying the apartment will be charged. Violators are subject to a \$20 fine and additional fees for damages. Residents may only drive on access malls with a mall permit which is available at the University Police and Public Safety office.

Inoperable vehicles: Vehicles that are non-functioning may be impounded. If a resident has a vehicle in this condition that needs storage, he/she needs to contact Housing and Residence Life for assistance.

Parking: Each licensed driver, who is a legal resident of the university-owned apartments and drives a vehicle, is required to complete a CWU vehicle registration form at the time of check-in. Limited parking areas within the apartment complexes, called Apartment Parking Zones (APZ), require permits. APZ permits are free of cost to leaseholders. **Those residents who wish to park on all other campus parking lots must pay to obtain a permit from the Parking Office.** Parking areas designated for disability permits are located within the apartment complexes. Should a resident require a disability parking permit, he/she needs to contact Disability Services.

Parking spaces normally exist for one car per contract holder; however, **availability is not guaranteed**. All vehicles parked on university grounds must be operable and have valid current license plates. "Operable" means the vehicle must have air in the tires and have all major components intact, including windows and windshield. Vehicles must not be used for storage purposes.

The following regulations apply specifically to the individual complexes:

Brooklane Village APZ permits will be limited to the number of parking spaces available. Two permits per apartment will be issued in those courts which have 28 or more spaces. In courts that have less than 28 spaces, two permits will be given to those in two- and three-bedroom apartments and one permit to those living in one-bedroom apartments. Guests without permits are required to park in the visitor parking area at the Early Childhood Learning Center at no cost. Vehicles left in the visitor parking lot for longer than 48 hours are subject to a parking violation. Because of concerns with child safety, the speed limit within the courts is limited to five miles per hour.

Getz-Short residents will be issued one APZ permit to each student owning a vehicle. Parking is available on a first come, first served basis. Additional parking is available on the city streets if an RPZ (Ellensburg Residential Parking Zone) permit is obtained. RPZ permits can be obtained at Ellensburg City Hall.

Residents with recreational vehicles, boats, camp trailers, campers, snowmobile trailers, etc. parked in any university-owned apartment complex area are in violation of the lease agreement. Housing and Residence Life has a gravel parking/storage area in Brooklane Village. This parking area is for residents living in university-owned apartments and will be designated for recreational vehicles and small personal storage sheds. The fee for a parking space will be \$25 per year (no partial year). The fee is good from September 1st through August 31st, at which time renewal of the parking space for an additional year is due. Residents may lease a parking/storage space by completing a form in Housing and Residence Life. The fee will then be assessed to the resident's account. When residents move out, they must remove the storage shed and other property, or it will be removed by Housing and Residence Life personnel. Labor costs involved in removing abandoned property will be charged to the resident's account.

Central Washington University assumes no responsibility for vehicles/possessions stored in the designated recreational vehicle parking area. This area has been constructed for the convenience of residents living in a university apartment to store recreational vehicles and other possessions and to lessen the congestion and improve the appearance of other parking and general-use areas.

Parking decals: Resident vehicles must have an approved apartment parking permit. These can be obtained through your MyParking portal. You will not be able to request a parking permit until the first day of your contract. Your license plate will be your permit, you will not need to obtain a sticker or physical permit, but you will need your vehicle plate number when you request your permit. This permit expires on an annual basis. Residents of Brooklane Village, Student Village, Short-Getz and Wahle are required to have an APZ permit to park in their apartment parking lots. Permits are only valid for the complex in which the resident lives. Motorcycles are required to have an APZ permit and must be parked in designated motorcycle areas.

Car repairs: Residents cannot use the parking lots for car repair that involves the changing or leakage of fluids from the vehicle or results in a safety hazard for other residents. Examples of safety hazards include unsupervised cars on jack stands and loose, sharp auto parts. Violations could result in a \$50 fine and cancellation of the contract agreement.

COMBUSTIBLE MATERIALS

Combustible materials such as propane, gasoline, kerosene, charcoal, and items containing combustible materials (i.e., motor vehicles) are not permitted in residence halls, bike racks, or within 25ft of the building. Built-in barbecues are available at Student Village and Getz-Short apartments and are the **ONLY ACCEPTABLE** means of outdoor cooking in these complexes. Barbecue grills are allowed in Brooklane Village, if the resident is with the lit grill at all times. Propane barbecues are allowed but are not encouraged due to storage concerns. Fire pits are prohibited due to the increased risk of brush fire in our area.

COMMUNITY SPACE

Some apartments provide community living space for socializing, studying, recreation, and programming. Each resident shares the responsibility for maintaining the cleanliness and function of these areas and using the space in appropriate ways. Students are not permitted to sleep overnight in any community space. Never is a sexual atmosphere, either on TV or in the space, appropriate. Please see statement on Sexual Misconduct on page 13.

COMPLIANCE WITH UNIVERSITY OFFICIALS

Residents must always comply with the requests of university officials. These officials include professional and student staff members of Housing and Residence Life, University Police, Custodial and Facilities Maintenance. Failure to comply means refusing to obey the lawful or reasonable directive of a university official or authorized university body including a failure to identify oneself upon request, refusing to comply with a disciplinary sanction, or violating any no-contact or other protective orders.

False or deceptive conduct means dishonest conduct (other than academic dishonesty) that includes forgery, altering or falsifying of university records, furnishing false or misleading information to the university, or falsely accusing any person of misconduct.

DAMAGES TO ROOMS AND PUBLIC AREAS

Residents are accountable for damages which occur because of personal negligence, theft, vandalism, or other nonaccidental damaging or destruction. When found to be responsible, a resident may be charged for damages occurring in public areas as well as in their apartment or another student's apartment. All damage charges are billed to the resident's account.

The resident agrees to keep the residence, including the sidewalks and stairways adjacent to, in a clean and sanitary condition and to comply with the laws and ordinances relating to sanitary conditions. The resident agrees to keep all drainage pipes free and open and to protect water, heating, and all other pipes, so they will not freeze or become clogged.

The resident will not permit waste, damage, or injury to the property and will keep the grounds upon which the property is situated in good order and not let or permit any rubbish to be accumulated. At the request of the university, the resident shall be required to remove, at their sole expense, anything in or about the premises which is determined by the university to create an unacceptable hazard to person or property.

Each resident is personally responsible and liable for the cost of cleaning, replacement, and/or repair to the structure in which they are housed and all damages to (except for reasonable wear and tear as determined by the university) or losses of any university property furnished. All repairs must be completed by facilities maintenance personnel. **No self-repairs are allowed.**

Residents may appeal all damage charges within 10 working days of the billing for these charges. To appeal, simply state the objections in writing, and mail or deliver to Housing and Residence Life, Central Washington University, 400 E University Way, Ellensburg, WA 98926-7513. Residents can also send an email to housing@cwu.edu.

DISRUPTIVE OR OBSTRUCTIVE BEHAVIOR

The term "disruptive" or "obstructive behavior" means conduct, not protected by law, which interferes with, impedes, or otherwise unreasonably hinders the normal teaching, learning, research, administrative, or other functions, procedures, services, programs, or activities of the university. The term includes disorderly conduct, breach of the peace, violation of local or university noise policies, lewd or obscene conduct, obstruction of pedestrian or vehicular traffic, tampering with student election processes, or interfering with the orderly conduct of university investigations or disciplinary proceedings, including interfering with or retaliating against any witness, party, or other participant.

DROPPING OR THROWING SUBSTANCES OR OBJECTS FROM WINDOWS

For the safety of everyone, residents are not allowed to drop or throw objects from or at apartment windows, balconies, and/or ledges. This includes, but is not limited to, bodily fluids, snow, or substances of any kind. Residents must also refrain from throwing objects through windows from the outside. (This policy includes throwing keys to friends outside.) Violations of this policy may result in a \$50 charge to the resident's account and/or disciplinary action. Exiting is prohibited unless it is an emergency.

ENTERING AND EXITING BUILDINGS

Residents and their guests may enter and exit buildings only through doors designated for entry and exit. Entry and exit through windows is prohibited.

EVICTION

A notice of eviction may be given for violations of the contract agreement and/or the university rules and regulations. In many instances, the eviction process is started because of delinquent payment of rent. Rent charges are due the first of every month. A late fee of \$50 is assessed on the 10th of each month if the rent has not been received. If the rent is not received by the 10th of the month for the second consecutive month, the eviction process is started. A resident who is served with a notice of eviction by Public Safety and Police Services must remedy the violation or move from the apartment. When the eviction process is started, an additional \$50 administration fee will be assessed. Multiple violations of rules and regulations or delinquency of payment can result in the contract being terminated.

FIRE ALARMS

When activated, the alarm sounds in the entire building, and EVERYONE must evacuate immediately. After activating an alarm, go to the nearest safe telephone (outside the building) and dial 911 to report the fire. Individuals falsely activating an alarm will face university disciplinary action, possible criminal prosecution, and may be charged for the cost of the fire department response, in addition to fines assessed by the university. Because of high-density population in the residence halls, the fire department responds to fire alarms with all available personnel and equipment. False alarms may leave the local fire department shorthanded in the event of a real fire.

FIRE DRILLS/EMERGENCY EVACUATION EXERCISES

Section 1303.3.5.1 of the 1994 edition of the Uniform Fire Code requires every residence hall to conduct a fire drill each quarter for the safety of staff and residents. All residents are required to exit the building within two minutes. University personnel are required to time the drill in each building. Failure to evacuate will result in disciplinary action and/or a \$100 fine and another evacuation exercise to meet the two-minute requirement.

FIRE AND CARBON MONOXIDE SAFETY EQUIPMENT

Damaging or tampering with fire alarm apparatus and/or carbon monoxide equipment (i.e. sounding false fire alarms—RCW 9.40.100) is prohibited. FIRE EXTINGUISHERS are strategically located in each apartment. Carefully follow the instructions on

the extinguisher and use them ONLY in the event of a fire. **Fire extinguisher** and Class D extinguishing agents shall be inspected at least once per calendar month by the tenant. **Make sure the pressure indicator needle is in the green and make sure the safety pin and the plastic retainer are in place.** SMOKE DETECTORS also are sensitive pieces of fire equipment. **Smoke detection devices need to be tested monthly as well by pushing in on the test button on the front until the device sounds.** If it fails to sound, call maintenance to have it fixed or replaced. Actions that result in the activation of a smoke detector, tampering with fire alarm apparatus and/or carbon monoxide equipment (including removing batteries from smoke detectors or disabling smoke and carbon monoxide detectors), or false alarms may result in criminal penalties, as well as university disciplinary action, and/or up to a \$100 fine.

FURNITURE

University-owned furniture moved from an apartment without written authorization from Housing and Residence Life may result in a charge of \$50 (or actual replacement cost, whichever is greater) and a potential conduct meeting. Wahle is rented as a fully furnished apartment. Student Village is rented as a partially furnished apartment. Partially furnished is defined as: one bed, one desk, and one chair per bedroom. Sometimes one chest of drawers will be provided.

FUTURE REGULATIONS

The university reserves the right to make new rules and regulations as may be appropriate or necessary for the safety, care, and cleanliness of the premises and residents. Future policies will be announced by letter, postings, and/or through newsletters.

GUEST POLICY

Residents are more than welcome to have guests; however, if guests are staying longer than five days per month, residents must obtain written permission from Housing and Residence Life. Residents who violate this rule are subject to termination of their contract agreement and/or a \$500 fine. Unwanted guests should be reported to the apartment manager and/or Public Safety and Police Services. The resident is responsible for the conduct and behavior of their guests while they are visiting the apartment community. Residents are encouraged to use good judgment in the choice of both their guests and their activities. Violation of the policies outlined in the contract agreement and/or this handbook by a guest will be held against the resident and could result in conduct action and cancellation of the contract agreement.

Cohabitation is defined as a resident, contracted for that apartment, sharing their space with a person who is not assigned to that apartment. Cohabitation that includes behavior that infringes upon the roommate's and/or living community members' right to privacy, sleep, and/or study is PROHIBITED and, when brought to the attention of residence hall/apartment staff, may result in action as described in the student code of conduct.

INCENSE AND OPEN FLAMES

Because of the risk of burning incense or an open flame left unattended, the use of such is prohibited in university-owned apartments. Candles or lanterns may not be used even a power outage. Residents are encouraged to have flashlights or similar devices to provide emergency lighting.

LEDGES AND ROOFTOPS

For resident safety and to protect against building damage, residents and their guests are never permitted on rooftops or ledges. Residents are prohibited from walking on any roof in an apartment complex. Violation of this policy may result in disciplinary action and/or a university fine not less than \$50.

LOCK OUTS AND KEYS

Do not loan apartment or laundry keys to a non-resident. Duplication of university keys by an outside vendor is strictly prohibited and could result in cancellation of the contract agreement and a re-key expense to the resident. Residents who lock themselves out of their apartments should attempt to contact their roommate(s) first. If unsuccessful, contact the Residence Life Office during business hours (Monday through Friday, 8am to 4pm) and the manager on-call after hours (509-201-6112). If requested, produce photo identification to verify tenancy. **If a resident locks themselves out two or more times per quarter, there may be referral to Student Rights and Responsibilities, fees, and termination of the contract agreement.**

PERSONAL OFFENSES

The term "personal offense" is an offense against the safety or security of any person and includes physical assault, reckless endangerment, physical or verbal abuse, threats, intimidation, harassment, bullying, stalking, invasion of privacy, or other similar conduct that harms any person, or that is reasonably perceived as threatening the health or safety of any person, or that has the purpose or effect of unlawfully interfering with any person's rights. The term includes personal offenses committed by electronic means.

PERSONALIZING SPACE AND DECORATION GUIDELINES

Residents may decorate their apartment with posters and other personalized items as long as it does not damage the apartment. When the apartment is vacated, it must be returned to its original condition. Residents in violation of the outlined policies may be subject to disciplinary action, damage charges, and/or fines. DO NOT fill-in nail holes as this causes more damage to the walls and may result in additional damage charges to the resident. To ensure the safety of all, Housing and Residence Life has certain apartment decorating guidelines/policies that need to be followed.

Lights

- All decorating lights need to be approved by the Underwriters Laboratory (UL-94 rating).
- Decorative lights that are UL approved are allowed in university-owned apartments; these lights should not have cords over heaters, under doors, or where they could be burned or frayed. Residents should be cautioned about the use of lights in their apartments and avoid placing them close to drapes or other flammable materials.
- Decorative lights on the outside of apartment doors should not have cords going under or over doors where they could become frayed.
- The apartment complex coordinator will have final approval for all external lighting on the outside of a building. Residents are not permitted on any apartment roofs.
- Decorative lights should be kept off during daylight hours and after midnight to conserve energy.

Trees

- No live cut trees are allowed in university-owned apartments.

Decorations

- No lit candles are allowed as decorations.
- Decorations may not be hung near lights or other heat-generated devices.
- Decorations that are flammable in any way cannot be hung from the ceiling or protrude around doors in a 3-D fashion—these are major fire hazards.
- Be aware of the location of the nearest fire extinguisher to heavily decorated areas.
- Fire equipment boxes, stations, bells, alarms, and exit signs must be kept clear.
- Spray snow is acceptable in apartments. (Custodial staff is not expected to clean windows due to spray snow residue.)

Furniture

- No indoor furniture (personal or university-provided) should be placed outside of the apartment unit.
- Where patio space is available, residents can place patio or lawn furniture on their paved patio. Please do not place personal items on grass areas unless actively utilizing them, to not disrupt lawn care.

Recommendations

- Pay attention to flammable items next to heaters and heat producing lights.
- Any questionable decorations (flammable) that are not listed on this policy should be forwarded to Housing and Residence Life at 509-963-1831.

POOLS

Residents can use temporary, moveable pools outside for recreational use as long as they are watched by an adult during all times that the pool is filled with water. When not in use, the pool must be stored out of sight.

PRIVATE ENTERPRISE

The assignment or contract of any university property excludes the right to use the premises for business purposes, storage of salable commodities, or any purpose other than as a personal residence.

PUBLICITY AND LITERATURE

The distribution of free literature or commercial advertising is prohibited to individual apartments or apartment complexes (WAC 106-140-034). Only U.S. Postal Service mail, individually addressed to the residents of the apartment, and official university memorandums approved by the senior director of Housing and Residence Life and/or designee will be distributed. Local newspapers (e.g. Daily Record, Yakima Herald Republic, etc.) may seek approval for occasional placement of newspaper samples in apartment complex laundry rooms.

QUIET HOURS/NOISE ORDINANCE

The City of Ellensburg has a noise ordinance, which is enforced by University Police and other local law enforcement agencies. Residence Hall quiet hours are from 10 P.M. to 7 A.M. daily and are consistent with the city noise ordinance. Students in violation of the noise ordinance may be cited by police and/or face university disciplinary action. Please note a noise violation from law enforcement is a \$513 fine that double each time after.

Residents are responsible for maintaining a noise level that does not disrupt other community members and does not go beyond their own room. During “quiet hours,” noise from your room should not be disturbing your neighbors or heard from a different floor. If other’s noise is disturbing you, try talking to them first. If that doesn’t work, call the Duty Phone for your building and a staff member can help remedy the situation. Your staff can also help mediate a noise issue with neighbors. **The university asks that students always observe “courtesy hours” when quiet hours are not in effect. Students have a right be able to study in their room free from excessive noise. Noise should never be heard from a residence hall room to an outside location.**

REMOVAL OF OBSTRUCTIONS

The university reserves the right to remove any obstruction (bikes in stairwells, storage of items in front of patio doors, etc.) which may create a hazard or unsightly appearance. These items will be disposed of if not reclaimed in 60 days. The resident will be charged for labor and materials used to remove such items.

RESNET, ACCEPTABLE USE POLICY, AND VIOLATION PENALTIES

Please refer to the following website for the most up-to-date guidelines and regulations: cwu.edu/resnet.

RESTRICTED AREAS

Machine and electrical rooms and offices and storage rooms are OFF LIMITS. Climbing on utility boxes, dumpsters, or dumpster enclosures is also prohibited.

RETALIATION

The term “retaliation” means harming, threatening, intimidating, coercing, or taking adverse action of any kind against a person because such person reported an alleged violation of this code or other university policy, provided information about an alleged violation, or participated as a witness or in any other capacity in a university investigation or disciplinary proceeding.

ROOMMATES SPACE

Each roommate is required to sign a contract with the same rights and responsibilities. Each roommate must also maintain a deposit. If a person is living in an apartment without university approval, each resident is subject to eviction and a \$500 fine. The apartment complex coordinator and apartment managers will provide support and assistance to roommates in resolving conflicts. Each roommate has a responsibility to report any violations occurring in the apartment. In addition, violation of roommate agreements that are established with the apartment manager could lead to additional sanctions including a possible move from the apartment.

SANITATION AND CLEANLINESS

Any action or inaction that compromises the cleanliness of the apartment environment or that is considered unsafe or unhealthy is prohibited. Upon notification, students shall comply with all Housing and Residence Life requests pertaining to correction of health and safety violations in and around their assigned room or in community spaces within the building.

- Health Code: All residents shall comply with city, county, and state codes regarding health and safety.
- Improperly disposing of garbage: Students are responsible for the disposal of personal garbage. Garbage and recycling must be properly sorted and taken to the designated receptacles in or near the building. Personal trash from resident rooms may not be put in community trash cans in the halls.
- This policy may also include, but is not limited to, pest control; homemade tattoo and piercings; misuse of drinking fountains, sinks, showers, and toilets; failing to clean up after personal grooming; or not cleaning up after using community spaces within the building.

SECURITY

Residents strive to create friendly communities, but personal security should be a concern of all residents. Immediately report any suspicious activity to the police by calling 911. If a key is lost, please report it to the apartment complex coordinator or apartment manager immediately. Broken locks or window latches should be reported to facilities management immediately. Dowels for window and sliding glass door security are available from the apartment complex coordinator or apartment managers. Home security or alarm systems are not permitted.

Residents and their guests may enter buildings only through doors designated for entry. Entry through windows is prohibited.

SEXUAL MISCONDUCT

Consistent with the university’s policies on sexual misconduct, the apartment communities maintain a living environment which is free from sexual misconduct. An individual found in violation of this policy will be subject to informal or formal disciplinary action.

SMOKING AND TOBACCO PRODUCTS

In accordance with state law, smoking is prohibited within 25 feet of all university buildings. This includes balconies and stairwells to apartments or public areas. Out of common courtesy and in accordance with State Law, we ask that smokers refrain from smoking near entrances and other people’s windows and to properly dispose of cigarette butts in appropriate receptacles. Hookahs of any type are not allowed to be activated inside apartment spaces. Also, for those that use coals, it is reminded that used coals should not be brought into the apartments. Electronic cigarettes and vaping devices are not allowed to be used inside apartment spaces either. Residents may establish further policies regarding the distance one can smoke from the buildings. Fines can be assessed to clean drapes for those who violate smoking policy.

All current Washington State Law, including possession of chewing tobacco, e-cigarettes, vaping devices, etc., is applicable at the time of instatement.

SOLICITATION AND POSTING

Housing and Residence Life attempts to support a resident’s desire for privacy by restricting any door-to-door sales or solicitation. All solicitation is prohibited regardless of the purpose or nature of the sponsoring organization. Organizations may not solicit in the apartments unless directly related to apartment living and approved by Housing and Residence Life. Organizations not related to Housing and Residence Life may have material posted provided they have been approved and stamped by the Scheduling Center and Housing and Residence Life. Please call the apartment complex coordinator or apartment managers if unwanted solicitors are in the apartment complexes.

STAIRS AND STAIRWELLS

Stairs and stairwells must be kept clear at all times for the purpose of providing safe exits. Toys, boxes, newspapers, plants, bicycles, garbage, etc. must not be left on stairwells. Motorcycles and mopeds may not be parked in stairwells or on patios at any time.

STORAGE UNITS

With the exception of Brooklane Village, storage units are not supplied by the university. Stand-alone storage units can be placed on the RV storage area at Brooklane Village for a cost of \$25 per year. Storage units cannot be placed in any other location. **No personal belongings can be stored next to apartment buildings.** Many businesses in Ellensburg rent storage units, and a list is available in the local phone book.

TRESPASSING

Individuals with no connection to apartment residents will be asked to leave the apartment complex. Guests of residents, whose behavior is not appropriate for the community, may also be asked to leave by the apartment manager and/or Public Safety and Police Services. Residents are responsible for the behavior of their guests. The university also reserves the right to deny access of apartments to non-residents at any time.

VIDEOTAPING AND CAMERA USE

No person may tape, audio record, take photographs of, capture images of, or otherwise view any person in a private location without the knowledge and express consent of the subject or all parties. No person may distribute or share photos or recordings of sexual activity or nudity in a private place without the knowledge and express consent of the subject or all parties. Private locations include, but are not limited to, residence hall rooms, student's apartment and common areas, bathrooms, lounges, and other areas where residents have a reasonable expectation of privacy. If the University has security cameras deployed inside residential buildings, reasonable posting will be present.

WATER AND CAR WASHING

Outside water is available for gardens and recreational use. Many spigots require a water key which can be issued by the apartment manager. Outside water will be turned off from late October until mid-June, depending on weather conditions, to avoid freezing problems. A designated car washing area is available for all apartment residents at the Brooklane pump house, located to the left of the Brooklane entrance area. Residents will need to provide their own soap and washing materials. Please leave the hose there when finished. It is preferred that cars are washed here to reduce mud problems around the complexes.

WATERBEDS

Due to potential damage from leakage and weight, waterbeds are not allowed in university-owned apartments.

WEAPONS

For the protection of everyone, Central Washington University has a strict firearms policy—WAC 106-124-700. No person shall have in their possession any gun, pistol, firearm, explosive, dangerous chemicals, or other dangerous weapon or instrument on university-owned or contracted property. This includes BB guns, air soft guns, pellet guns, paintball guns, gel blasters, tasers, as well as archery equipment, long knives, and swords.

Additionally, not allowed are weapon components including but not limited: barrels, stocks, rifle uppers, rifle lowers, pistol frames, pistol slides, and high-capacity magazines (holding more than 10 rounds).

Ammunition cannot be stored in apartments. Ammunition should be stored at an off-campus location.

Individuals in violation of this policy shall be subject to appropriate disciplinary action including possible termination of the individuals contract agreement.

YARD SALES

Residents may have periodic yard sales at their apartments with apartment staff approval. It is encouraged that residents plan yard sales together and publicize in the local newspaper with apartment staff approval.

ABOUT THE HOUSING COMMUNITY STANDARDS PROCESS

Central Washington University students enjoy the same basic rights, privileges, and freedoms granted to all members of society. At the same time, acceptance of admission to the university carries with it an obligation to fulfill certain responsibilities and expectations as a member of the Central Washington University community. As a condition of enrollment at Central, students must assume responsibility for their own actions and maintain an environment conducive to the academic success, safety, and well-being of others. In addition, they are expected to be truthful, respect the rights of others, and abide by all university policies and procedures, as well as all local, state, and federal laws and regulations. All students are responsible for understanding and complying with the responsibilities and expectations set forth in this guide.

The Housing Community Standards process at Central is designed to be a learning process that promotes an understanding of students' responsibilities as members of the university community. The objectives of the housing community standards system, as set forth in this code, are twofold: to ensure that students act in a manner consistent with high standards of behavior, and to maintain the safety and well-being of all members of the university community.

The housing community standards at Central is codified in Washington Administrative Code and is an administrative process that is independent of the criminal justice system. As such, **the housing community standards process at Central uses the preponderance of the evidence standard (known as “more likely than not”)** when determining whether a violation of the housing community standards code has occurred.

Below is simplified information regarding the housing community standards process at Central. It is meant to serve as a supplement to the *Housing community standards Code* and in no way replaces any of the policies or procedures that are documented there.

GENERAL PROCESS

(for allegations involving Discrimination or Sexual Misconduct, see [Civil Rights and Title IX Compliance](#)).

1. **Complaint/Report:** A Complaint/Report is received by Housing and Residence Life and reviewed for possible community standards violations.
2. **Student Notification:** The student involved is sent notification via their university email account at least two days prior to a scheduled meeting with a Housing and Residence Life Professional Staff.
3. **Meeting:** The student individually meets with a Housing and Residence Life Professional Staff who asks for their perspective on the specific incident, reviews the incident report and discusses any other relevant information. Meetings and decisions take place whether the student is present or not. If a student is unable to attend your meeting, it is the student’s responsibility to notify the Housing and Residence Life Professional Staff to request rescheduling.
4. **Decision:** After reviewing the available information, the Housing and Residence Life Professional Staff determines whether a violation has occurred, the student’s responsibility for the violation, and any appropriate sanction(s).
5. **Decision Letter:** The student is notified of the determination made by the Housing and Residence Life Professional Staff in writing via their university email account within 2 business days of the conduct meeting.
6. **Sanctions (if applicable):** A student who is found in violation of University policy may receive sanctions that require action before the housing community standards process can be concluded. This may include attending workshops, writing essays, and/or other educational activities.
7. **Appeal (if applicable)**
8. **Review (if applicable)**

FAMILY EDUCATIONAL RIGHTS AND PRIVACY ACT (FERPA)

The Family Educational Rights and Privacy Act affords certain rights to students concerning their education records. The primary rights afforded are the right to inspect and review the education records, the right to seek to have the records amended, and the right to have some control over the disclosure of information from the records.

Education records are those records, which are 1) directly related to a student and, 2) maintained by an institution or a party acting for the institution. FERPA gives students who reach the age of eighteen or who attend a post-secondary institution the right to inspect and review their own records. An institution is not required to disclose information from a student’s education records to the parents of dependent students but may exercise its discretion to do so.

Section 952 of H.R.6, the Higher Education Amendments, allows institutions of higher education to disclose to parents violations of local, state and federal laws as well as institutional policies and rules governing use or possession of alcohol or controlled substances. Parental notification is one part of CWU’s sanctioning procedure for underage alcohol use and other university violations.

The University reserves the right to contact parents regarding matters that concern students’ safety and wellbeing.

RELEASE OF INFORMATION

Parents, guardians or other family members wishing to contact the university regarding a student’s conduct, academic, or financial information must have a Release of Information on file with that specific student. This release states that the student gives a specific individual permission to access certain information regarding their student records. Without a release of information on file, no university official can share any information with anyone other than the specific student.

Students can change their release of information at any time and as many times as they would like by logging into your MyCWU portal.

FINANCIAL APPEAL PROCEDURE

WAC 106-124-011 FINANCIAL OBLIGATIONS OF STUDENTS - APPEAL PROCEDURE.

Every student has the right to appeal an assessment by the university of a fee, fine, charge, debt, or other financial obligation by filing a written petition with the appropriate dean or non-academic area director, stating the student’s reasons for challenging the validity of the assessed obligation. The written petition must be filed within 10 days after the notice of assessment is sent to the student. Housing and Residence Life Directors or their designee, shall review the university’s decision to assess the fee, fine, charge, debt, or other financial obligation in light of the student’s petition appealing the assessment and shall render a decision that shall be final.

Appeals regarding housing contracts, fees, or charges may be sent to Housing and Residence Life, Central Washington University, 400 E University Way, Ellensburg WA 98926-7513 or you can email Housing@cwu.edu.

APPENDICES

APPENDIX A – 2024-2025 BROOKLANE VILLAGE AND SHORT-GETZ CONTRACT (9 MONTH)
(Document Starts Next Page)



BROOKLANE VILLAGE AND GETZ-SHORT CONTRACT TERMS AND CONDITIONS OF APARTMENT RESIDENCE ACCOMMODATIONS 2025-2026

By electronically signing and submitting the Central Washington University Apartment Application via my MyCWU's online account, I confirm that I have read, understand, and agree to the terms of the Contract. I further agree to abide by all the policies and procedures outlined in the Apartment Reference Guide as they now exist or as amended throughout the term of the Contract.

CWU Students Only: I understand that this Contract is contingent upon academic admission to Central Washington University, I must be 17 years of age or older at the time of check in, and maintenance of enrollment in at least 7 credits per quarter.

CWU Employees Only: The term of this Contract is for 6 months with an option to extend if space permits, not to exceed one calendar year. During the term of the Contract, the employee ("Resident") must be a full-time employee of Central Washington University. The Resident must have a contract with Central Washington University as a member of the faculty, an administrative exempt position, or occupying a classified staff position for the calendar year. In the event the Resident fails to meet the requirements of employment by Central Washington University, the Resident must vacate the premises by giving a 30-day notice.

Hereafter, you, the applicant, future student or employee will be referred to as the "Resident", and Central Washington University will be referred to as the "University."

1. **Term of Contract for Students Only:** The term of this Contract shall be September 5, 2025 or your move in date, whichever is later through June 20, 2026. No cancellation may be considered except as noted in Section 6.
 - a. Student is responsible for the whole unit unless roommate(s) have also filled out an apartment application, signed the contract and been assigned to the unit.
 - b. If transferring from a CWU Residence Hall, the "term" remains that specified in the Residence Hall Contract. All other conditions above remain in effect.
 - c. Students checking into an occupied apartment assume responsibility for the current condition of the apartment.

- d. Rent for partial months will be pro-rated based on a daily rate for the days the Student has possession of the apartment.
 - e. Monthly rent will be equally divided by the number of contract holders in the unit, regardless of unit size.
 - f. One extra occupant may be added to the standard occupancy for a surcharge of \$200 to the base monthly rent. Standard occupancy is 1 person for studio style and 1-bedroom units, 2 people for 2-bedroom units and 3 people for 3-bedroom units.
2. **Space Assignment:** The University reserves the right to reassign individuals to different apartments and/or apartment complexes at any time in the event such reassignment is deemed necessary by the University.
 3. **Reassignment Space:** The premises are to be used solely for residential purposes of those assigned by the University. The Resident may not assign or sublet the whole or any part of the premises or Contract. The Resident may not allow others to reside in the premises on an extended and/or permanent basis without the express written permission of the University.
 4. **Rent Payment:** Rent is due and payable on the FIRST OF EACH MONTH. Payment can be made via the MyCWU online account or in person at the Cashiers Office. Payment for a partial month of occupancy will be prorated by the number of days in the month for every day of occupancy. Late payments are subject to a \$50 late charge. If an additional payment is not made to bring the account up to date prior to the due date, the Resident will be assessed 1 percent interest 30 days after due date.
 5. **Rate Increase:** The rate for the year may be increased by no more than five percent within the fiscal year for emergency purposes by directive authorized by the University's Board of Trustees. Rates may change according to approval of the University's Board of Trustees on an annual basis, and generally go into effect on July 1.
 6. **Termination of Contract:**
 - a. **By the University for Default or Breach:** The University may give the Resident 10 days' notice of intention to terminate this Contract and may thereafter terminate the Contract in the event of any of the following circumstances:

- a. The Resident is in default of payment for more than 10 days.
- b. The Resident breaches, violates, fails to perform or is in default of the performance of any of the terms and conditions of this Contract.

24- or 48-hour notice of eviction may be served if the Resident has been found in violation of the student conduct code or housing policies.

In the event this Contract is terminated by the University, the Resident shall be required to vacate the space under the same terms and conditions as would apply at the completion of this Contract. If this Contract is terminated for default or breach by the Resident, the University may reassign the space.

All Students requiring processing for breach of contract termination are assessed an additional \$50 fee to cover the processing costs.

Extenuating circumstances: If termination of the Contract is sought at any time because of extenuating circumstances, the Resident must request in writing to be released from the Contract and at the University's sole discretion, may be held responsible for rent to the end of the contract term.

b. By the Student: Contract cancellation requests are reviewed by a committee. Any requests that are approved are subject to liquidation fees. The Contract may be canceled with liquidated damages consisting of \$200 (cancellation fee) and \$300 per quarter or any part remaining thereof for housing.

EACH STUDENT IS EXPECTED TO FULFILL THEIR CONTRACTUAL OBLIGATIONS FOR THE FULL TERM OF THE CONTRACT. IF THE CONTRACT CANCELLATION REQUEST IS DENIED, THE RESIDENT IS RESPONSIBLE FOR THE FULL CHARGES TO FULFILL THEIR CONTRACT.

Written petitions to cancel contracts are available at Housing Services or through the MyHousing portal and must be submitted to Housing Services to be reviewed by a campus committee.

c. By the Student Who Withdraws from the University: If the Student withdraws from the University, the Registrar's Office, Housing Services, and Financial Aid (if applicable) must be notified. Withdrawal from the University causes Student termination of a contract.

If the Student terminates the Contract after taking occupancy, the Student owes prorated fees to the date of the checkout, but not less than the \$200 administrative fee. Within the last 15 days of the term, Students must pay the full contract amount.

d. By the Student Prior to Taking Occupancy: If a Student cancels after accepting an apartment assignment, there will be a \$200 cancellation fee.

Extenuating circumstances: If termination of the Contract is sought at any time because of extenuating circumstances, the Resident must request in writing to be released from the Contract and at the University's sole discretion, may be held responsible for rent to the end of the contract term.

- 7. Public Health Emergency:** Residents residing in campus housing are expected to comply with applicable guidelines and/or directives of the Centers for Disease Control, state and local governmental authorities, including county health officials, and the University relating to preventing the spread of communicable diseases. Residents who have contracted or been exposed to a communicable disease may be required to be isolated or quarantined in accordance with applicable public health guidelines or directives. The University reserves the right to adjust or cancel housing assignments and contracts as may be necessary to reduce the risk of infection.
- 8. Loss and Damage:** The University will not be responsible for the loss of any Resident property due to theft, vandalism, fire, earthquake, or any other act NOT caused by the direct and sole negligence of the University.
- 9. Resident Damages:** Resident will be responsible for all damages caused by Resident, including but not limited to, fire, smoke, or activation of the sprinkler system, if applicable. During the term of this Contract, Resident should maintain general liability coverage, purchased through a renter's or a homeowner's insurance policy, for their acts and omissions in the minimum amount of \$300,000.00 per occurrence. Damages in community areas could result in an equal assessment of damage charges to members within that living community or appropriate members as deemed by Housing Services.
- 10. Departure Agreement:** The Resident agrees that at the end of the term of this Contract, the unit will be vacated in good condition, excepting reasonable wear and tear as determined by the University. Upon termination, all personal belongings of the Resident will be removed from the premises. It is agreed that in the event the personal belongings are not removed, they will be presumed abandoned and will become the property of the University and will be disposed of accordingly. Removal of abandoned property will be subject to a fee determined by the University.
- 11. Damage or Loss Fines and Cleaning Charges:** Residents must keep their assigned room clean and advise University staff of any necessary repairs as soon as practicable. A partial list of

items for which the cost to clean, repair damages, and/or replace losses that will be charged to the Resident (\$35 minimum) can be found in the Apartment Guide.

NOTE: "Damages" are solely determined by the University.

12. **Animals:** Animals are not permitted in the apartments, including but not limited to cats, dogs, or any other animal except for animals providing assistance for persons with disabilities, and for aquarium-bound fish in tanks no larger than 10 gallons. Violation of this policy will result in fees and/or disciplinary action.
13. **University Entry:** The University reserves the right to have authorized personnel enter any unit for the purpose of inspection, repairs and/or other official business.
14. **Alterations:** Residents must secure written permission from the University before altering any portion of the apartment or University-owned equipment or furnishings. University-owned furniture or appliances may not be removed from the assigned unit without written permission.
15. **Services Provided:** The University shall furnish electricity, heat, water, sewer, and refuse services. The University shall have the right to temporarily interrupt such utilities or services when necessary because of accident, emergency, repairs, alterations, or improvements, which, in the judgment of the University, are deemed necessary or desirable. Service interruptions will not entitle Resident to rent reduction, other compensation, nor changes to the obligations of this Contract.
16. **Resident Maintenance:** The Resident agrees to keep the residence, including the sidewalks and stairways adjacent to, in a clean and sanitary condition, and to comply with the laws and ordinances relating to sanitary conditions. The Resident agrees, at their own expense, to keep all drainage pipes free and open, and to protect water, heating, and all other pipes, so they will not freeze or become clogged.
17. **Waste and Injury to Premise:** The Resident agrees not to commit or permit waste, damage, or injury to the property or surrounding area, and to keep the grounds in good order. Resident will not accumulate trash or other items at their unit and deposit waste in an appropriate receptacle. At the request of the University, the Resident shall be required to remove at their sole expense, anything in or about the premises, which is determined by the University to create an unacceptable hazard to person or property.
18. **Appeals (WAC 106-124-010 and WAC 106-124-011)**

Students may appeal all damage charges and late fees if they do so within 30 calendar days of the billing for these charges and fees. To appeal: state the reason for challenging the validity of the charge in an email and deliver through the Student's CWU email account to housing@cwu.edu. Students will be notified of their appeal results via email. Students may appeal this decision to the Executive Director of Housing and Residence Life or designee if they do so within 10 business days of notification. To appeal, address written objection to: Executive Director of Housing and Residence Life or designee and deliver through the Student's CWU email account to housing@cwu.edu.

19. **Cumulative Remedies:** The specified remedies used by the University under the terms of this Contract are cumulative and are not intended to be exclusive of any other remedies or means of redress to which the University may be lawfully entitled in case of any breach or threatened breach by the Resident of any provision of this Contract.
20. **Contract Expulsion:** For Students, failure to satisfy any financial obligations incurred in accordance with the terms and conditions of this Contract (together with all attorney's fees and other costs and charges necessary for the collection of any amount not paid when due) may, to the extent permitted by law, result in action by the University to withhold admission to or registration with the University, the conferring of degrees and issuance of transcripts or grade reports, pursuant to WAC 106-124-010 and WAC 106-124-011.
21. **Waiver of Breaches:** Failure of the University to exercise any right or remedy available to the University as a result of the Resident's breach of any of the terms, covenants, or conditions of this Contract shall not be deemed to be a waiver by the University of any such rights or remedies. No terms or conditions of this Contract required to be performed by the Resident and no breach thereof shall be waived, altered, or modified except by an express written permission of the University. The receipt of payment by the University, with the knowledge of the breach of any terms, covenants, or conditions of this Contract, shall not be deemed a waiver of such breach.
22. **Partial Invalidity:** Any provision of this Contract which shall prove to be invalid, void, or illegal shall in no way affect, impair, or invalidate any other provision hereof and such other provision shall remain in full force and effect.

Revised 11/2024

Central Washington University is an EEO/AA/Title IX Institution. The University's policies and practices affirm and actively promote the rights of all individuals to equal opportunity in education and employment without regard to their race, ethnicity, color, creed, religion, national origin, sex, sexual orientation, gender identity and gender

expression, age, marital status, disability, genetic information, or status as protected veterans. The University administers an affirmative action program for employment purposes and complies with applicable federal, state, and local laws, regulations, and executive orders. Policy statements on affirmative action, gender equity, and sexual harassment, as well as discrimination complaint and resolution policy and procedures available at the Civil Rights Compliance website under [Equal Opportunity](#).

The person responsible for institutional compliance with most federal and state laws and institutional policies pertaining to discrimination is the Director, Civil Rights Compliance & Title IX Coordinator. They also serve as the university's ADA Compliance Officer and can be contacted for any questions or concerns related to disability-related laws and institutional policies at 509-963-2050 or by email at crc@cwu.edu. Office of Civil Rights Compliance is located on 2nd floor of Barge Hall, Suite 204.

Persons of disability may request this material in alternative format or make arrangements for reasonable accommodation by calling Housing Services at 509-963-1831 or by emailing housing@cwu.edu.

APPENDIX B – 2024-2025 BROOKLANE VILLAGE AND SHORT-GETZ CONTRACT (12 MONTH)
(Document Starts Next Page)



BROOKLANE VILLAGE AND GETZ-SHORT CONTRACT TERMS AND CONDITIONS OF APARTMENT RESIDENCE ACCOMMODATIONS 2025-2026

By electronically signing and submitting the Central Washington University Apartment Application via my MyCWU's online account, I confirm that I have read, understand, and agree to the terms of the Contract. I further agree to abide by all the policies and procedures outlined in the Apartment Reference Guide as they now exist or as amended throughout the term of the Contract.

CWU Students Only: I understand that this Contract is contingent upon academic admission to Central Washington University and maintenance of enrollment in at least 7 credits per quarter.

CWU Employees Only: The term of this Contract is for 6 months with an option to extend if space permits, not to exceed one calendar year. During the term of the Contract, the employee ("Resident") must be a full-time employee of Central Washington University. The Resident must have a contract with Central Washington University as a member of the faculty, an administrative exempt position, or occupying a classified staff position for the calendar year. In the event the Resident fails to meet the requirements of employment by Central Washington University, the Resident must vacate the premises by giving a 30-day notice.

Hereafter, you, the applicant, future student or employee will be referred to as the "Resident", and Central Washington University will be referred to as the "University."

1. **Term of Contract:** This Contract is a full year contract. No cancellation may be considered except as noted in Section 7. **Student is entitled to a unit in Brooklane or Getz-Short as offered by the University pending space availability.** The term of this Contract starts on June 22, 2025 through June 20, 2026 and may be renewed annually for as long as the Student wishes to remain, fulfills the terms of the Contract, and remains eligible for University Housing. All exceptions to eligibility requirements may be appealed and approved in writing to the Director of Housing.
 - a. Student is responsible for the whole unit unless roommate(s) have also filled out an apartment application, signed the contract and been assigned to the unit.
 - b. If transferring from a CWU Residence Hall, the "term" remains that specified in the Residence Hall Contract. All other conditions above remain in effect.
 - c. Students checking into an occupied apartment assume responsibility for the current condition of the apartment.
 - d. Rent for partial months will be pro-rated based on a daily rate for the days the Student has possession of the apartment.
 - e. Monthly rent will be equally divided by the number of contract holders in the unit, regardless of unit size.
 - f. One extra occupant may be added to the standard occupancy for a surcharge of \$200 to the base monthly rent. Standard occupancy is 1 person for studio style and 1-bedroom units, 2 people for 2-bedroom units and 3 people for 3-bedroom units.
2. **Space Assignment:** The University reserves the right to reassign individuals to different apartments and/or apartment complexes at any time in the event such reassignment is deemed necessary by the University.
 3. **Reassignment Space:** The premises are to be used solely for residential purposes of those assigned by the University. The Resident may not assign or sublet the whole or any part of the premises or Contract. The Resident may not allow others to reside in the premises on an extended and/or permanent basis without the express written permission of the University.
 4. **Rent Payment:** Rent is due and payable on the FIRST OF EACH MONTH. Payment can be made via the MyCWU online account or in person at the Cashiers Office. Payment for a partial month of occupancy will be prorated by the number of days in the month for every day of occupancy. Late payments are subject to a \$50 late charge. If an additional payment is not made to bring the account up to date prior to the due date, the Resident will be assessed 1 percent interest 30 days after due date.
 5. **Rate Increase:** The rate for the year may be increased by no more than five percent within the fiscal year for emergency purposes by directive authorized by the University's Board of Trustees. Rates may change according to approval of the University's Board of Trustees on an annual basis, and generally go into effect on July 1.
 6. **Contract Confirmation:** Assignments will be made for each Student by unit. Students wishing to room together may choose their own roommates if there is an open room in the unit. There is no

formal roommate matching process. Student may request specific roommates, and if mutually agreed, the assignments will be made. Housing Services reserves the right to evaluate roommate assignments if there are concerns from the residents. Assignment of space by the University constitutes final acceptance of the terms and conditions of the Contract. This includes acceptance of the obligation by the Student to abide by and support the rules and regulations as set forth by the University. The University reserves the right to terminate any contract if the Student is in violation of these rules or regulations. Students who have their contract terminated by the University will be subject to the same fees as outlined in Section 7.

7. Termination of Contract:

- a. **By the University for Default or Breach:** The University may give the Student 10 days' notice of intention to terminate this Contract and may thereafter terminate the Contract in the event of any of the following circumstances:
- The Student is in default of payment for more than 10 days.
 - The Student breaches, violates, fails to perform or is in default of the performance of any of the terms and conditions or covenants of this Contract.

24- or 48-hour notice of eviction may be served if Student has been found in violation of the student conduct code or housing policies.

In the event this Contract is terminated by the University, the Student shall be required to vacate the space under the same terms and conditions as would apply at the completion of this contract. If this Contract is terminated for default or breach by the Student, the University may reassign the space.

Termination of this Contract in accordance with this Section 7 shall not relieve the Student of their liabilities and obligations under this Contract. All liabilities and obligations shall survive any such termination. The provisions of this Section 7 relating to the rights of the University upon default or breach by the Student shall survive the termination or expiration of this Contract.

All Students requiring processing for breach of contract termination are assessed an additional \$50 fee to cover the processing costs.

- b. **By the Student:** Contract cancellation requests are reviewed by a committee. Any cancellation requests that are approved are subject to liquidation fees. The Contract may be canceled with liquidated damages consisting of \$200 (cancellation fee), \$300 per quarter or any part thereof for housing remaining on the Contract.

EACH STUDENT IS EXPECTED TO FULFILL THEIR CONTRACTUAL OBLIGATIONS FOR THE FULL TERM OF THE CONTRACT. IF THE CONTRACT CANCELLATION REQUEST IS DENIED, THE STUDENT IS RESPONSIBLE FOR THE FULL HOUSING CHARGES TO FULFILL THEIR CONTRACT.

Written petitions to cancel contracts are available at Housing Services or through the Students MyHousing portal and must be submitted to Housing Services to be reviewed by a campus committee.

- c. **By the Student Who Withdraws from the University:** If the Student withdraws from the University, the Registrar's Office, Housing Services, and Financial Aid (if applicable) must be notified. Withdrawal from the University causes Student termination of a contract.

If the Student terminates the Contract after taking occupancy, the Student owes prorated housing fees to the date of the checkout, but not less than the \$200 administrative fee. Within the last 15 days of the quarter, Students must pay the full contract amount.

- d. **By the Student Prior to Taking Occupancy:** If a Student cancels after accepting an apartment assignment, there will be a \$200 cancellation fee.

8. **Extenuating circumstances:** If termination of the Contract is sought at any time because of extenuating circumstances, the Resident must request in writing to be released from the Contract and at the University's sole discretion, may be held responsible for rent to the end of the contract term.

9. **Public Health Emergency:** Residents residing in campus housing are expected to comply with applicable guidelines and/or directives of the Centers for Disease Control, state and local governmental authorities, including county health officials, and the University relating to preventing the spread of communicable diseases. Residents who have contracted or been exposed to a communicable disease may be required to be isolated or quarantined in accordance with applicable public health guidelines or directives.

The University reserves the right to adjust or cancel housing assignments and contracts as may be necessary to reduce the risk of infection.

- 10. Loss and Damage:** The University will not be responsible for the loss of any Resident property due to theft, vandalism, fire, earthquake, or any other act NOT caused by the direct and sole negligence of the University.
- 11. Resident Damages:** Resident will be responsible for all damages caused by Resident, including but not limited to, fire, smoke, or activation of the sprinkler system, if applicable. During the term of this Contract, Resident should maintain general liability coverage, purchased through a renter's or a homeowner's insurance policy, for their acts and omissions in the minimum amount of \$300,000.00 per occurrence. Damages in community areas could result in an equal assessment of damage charges to members within that living community or appropriate members as deemed by Housing Services.
- 12. Departure Agreement:** The Resident agrees that at the end of the term of this Contract, the unit will be vacated in good condition, excepting reasonable wear and tear as determined by the University. Upon termination, all personal belongings of the Resident will be removed from the premises. It is agreed that in the event the personal belongings are not removed, they will be presumed abandoned and will become the property of the University and will be disposed of accordingly. Removal of abandoned property will be subject to a fee determined
- 13. Damage or Loss Fines and Cleaning Charges:** Residents must keep their assigned room clean and advise University staff of any necessary repairs as soon as practicable. A partial list of items for which the cost to clean, repair damages, and/or replace losses that will be charged to the Resident (\$35 minimum) can be found in the Apartment Guide.
NOTE: "Damages" are solely determined by the University.
- 14. Animals:** Animals are not permitted in the apartments, including but not limited to cats, dogs, or any other animal except for animals providing assistance for persons with disabilities, and for aquarium-bound fish in tanks no larger than 10 gallons. Violation of this policy will result in fees and/or disciplinary action.
- 15. University Entry:** The University reserves the right to have authorized personnel enter any unit for the purpose of inspection, repairs and/or other official business.
- 16. Alterations:** Residents must secure written permission from the University before altering any portion of the apartment or University-owned equipment or furnishings. University-owned furniture or appliances may not be removed from the assigned unit without written permission.
- 17. Services Provided:** The University shall furnish electricity, heat, water, sewer, and refuse services. The University shall have the right to temporarily interrupt such utilities or services when necessary because of accident, emergency, repairs, alterations, or improvements, which, in the judgment of the University, are deemed necessary or desirable. Service interruptions will not entitle Resident to rent reduction, other compensation, nor changes to the obligations of this Contract.
- 18. Resident Maintenance:** The Resident agrees to keep the residence, including the sidewalks and stairways adjacent to, in a clean and sanitary condition, and to comply with the laws and ordinances relating to sanitary conditions. The Resident agrees, at their own expense, to keep all drainage pipes free and open, and to protect water, heating, and all other pipes, so they will not freeze or become clogged.
- 19. Waste and Injury to Premise:** The Resident agrees not to commit or permit waste, damage, or injury to the property or surrounding area, and to keep the grounds in good order. Resident will not accumulate trash or other items at their unit and deposit waste in an appropriate receptacle. At the request of the University, the Resident shall be required to remove at their sole expense, anything in or about the premises, which is determined by the University to create an unacceptable hazard to person or property.
- 20. Appeals (WAC 106-124-010 and WAC 106-124-011)**
Students may appeal all damage charges and late fees if they do so within 30 calendar days of the billing for these charges and fees. To appeal: state the reason for challenging the validity of the charge in an email and deliver through the Student's CWU email account to housing@cwu.edu. Students will be notified of their appeal results via email. Students may appeal this decision to the Executive Director of Housing and Residence Life or designee if they do so within 10 business days of notification. To appeal, address written objection to: Executive Director of Housing and Residence Life or designee and deliver through the Student's CWU email account to housing@cwu.edu.
- 21. Cumulative Remedies:** The specified remedies used by the University under the terms of this Contract are cumulative and are not intended to be exclusive of any other remedies or means of redress to which the University may be lawfully entitled in case of any breach or threatened breach by the Resident of any provision of this Contract.
- 22. Contract Expulsion:** For Students, failure to satisfy any financial obligations incurred in accordance with the terms and conditions of this

Contract (together with all attorney's fees and other costs and charges necessary for the collection of any amount not paid when due) may, to the extent permitted by law, result in action by the University to withhold admission to or registration with the University, the conferring of degrees and issuance of transcripts or grade reports, pursuant to WAC 106-124-010 and WAC 106-124-011.

23. Waiver of Breaches: Failure of the University to exercise any right or remedy available to the University as a result of the Resident's breach of any of the terms, covenants, or conditions of this Contract shall not be deemed to be a waiver by

the University of any such rights or remedies. No terms or conditions of this Contract required to be performed by the Resident and no breach thereof shall be waived, altered, or modified except by an express written permission of the University. The receipt of payment by the University, with the knowledge of the breach of any terms, covenants, or conditions of this Contract, shall not be deemed a waiver of such breach.

24. Partial Invalidity: Any provision of this Contract which shall prove to be invalid, void, or illegal shall in no way affect, impair, or invalidate any other provision hereof and such other provision shall remain in full force and effect.

Central Washington University is an EEO/AA/Title IX Institution. The University's policies and practices affirm and actively promote the rights of all individuals to equal opportunity in education and employment without regard to their race, ethnicity, color, creed, religion, national origin, sex, sexual orientation, gender identity and gender expression, age, marital status, disability, genetic information, or status as protected veterans. The University administers an affirmative action program for employment purposes and complies with applicable federal, state, and local laws, regulations, and executive orders. Policy statements on affirmative action, gender equity, and sexual harassment, as well as discrimination complaint and resolution policy and procedures available at the Civil Rights Compliance website under [Equal Opportunity](#).

The person responsible for institutional compliance with most federal and state laws and institutional policies pertaining to discrimination is the Director, Civil Rights Compliance & Title IX Coordinator. They also serve as the university's ADA Compliance Officer and can be contacted for any questions or concerns related to disability-related laws and institutional policies at 509-963-2050 or by email at crc@cwu.edu. Office of Civil Rights Compliance is located on 2nd floor of Barge Hall, Suite 204.

Persons of disability may request this material in alternative format or make arrangements for reasonable accommodation by calling Housing Services at 509-963-1831 or by emailing housing@cwu.edu.

Revised 12/2024

APPENDIX C – 2024-2025 ANDERSON, CARMODY MUNRO, STUDENT VILLAGE, AND WAHLE CONTRACT (9 MONTH)
(Document Starts Next Page)



ANDERSON, STUDENT VILLAGE, WAHLE, AND CARMODY-MUNRO CONTRACT TERMS AND CONDITIONS OF APARTMENT RESIDENCE ACCOMMODATIONS 2025-2026

By electronically signing and submitting the Central Washington University Apartment Application via my MyCWU online account, I confirm that I have read, understand, and agree to the terms of the Contract. I further agree to abide by all the policies and procedures outlined in the Apartment Reference Guide as they now exist or as amended throughout the term of the Contract. I understand that this Contract is contingent upon academic admission to Central Washington University, I must be 17 years of age or older at the time of check in, and maintenance of enrollment in at least 7 credits per quarter.

Hereafter, you, the applicant, and future student, will be referred to as the "Student," and Central Washington University will be referred to as the "University."

1. **Term of Contract:** This Contract is a 9-month contract. No cancellation may be considered except as noted in Section 8. **Student is entitled to space in Anderson, Student Village, Wahle Complex, or Carmody-Munro as offered by the University and selected by the Student pending space availability.**
 - a. The Contract term for Student Village and Wahle will be from September 12, 2025 through June 20, 2026.
 - b. The Contract term for Anderson Hall will be from September 14, 2025 through June 20, 2026.
 - c. The Contract term for Carmody-Munro will be from September 14, 2025 through June 20, 2026.
2. **Contract Confirmation:** Assignments and room charges will be made for each Student by bedroom with common areas to be shared by all occupants of the unit. Each Student will only be charged for their specific bedroom. Students wishing to room together may choose their own roommates if there is an open room in the unit. There is no formal roommate matching process. Student may request specific roommates, and if mutually agreed, the assignments will be made. Housing Services may assign an eligible Student to open rooms at any time. If a current Student with a vacant room in their unit refuses an assigned roommate, they will be assessed the entire unit rent from their original move-in date and subject to contract termination and referral to student conduct. Housing Services reserves the right to evaluate roommate assignments if there are concerns from the residents. Assignment of space by the University constitutes final acceptance of the terms and conditions of the Contract. This includes acceptance of the obligation by the Student to abide by and support the rules and regulations as set forth by the University. The University reserves the right to terminate any contract if the Student is in violation of these rules or regulations. Students who have their contract terminated by the University will be subject to the same fees as outlined in Section 8.
3. **Space Assignment:** The University reserves the right to reassign individuals to different apartments and/or apartment complexes at any time in the event such reassignment is deemed necessary by the University. This also includes Students assigned into temporary assignments
4. **Reassignment of Space:** The premises are to be used solely for residential purposes of those assigned by the University. The Student may not assign or sublet the whole or any part of the premises or Contract. The Student may not allow anyone to reside within the building for more than three days and two nights each week.
5. **Housing Fees:** Payment can be made via the Student's MyCWU online account or in person at the Cashiers Office. Payment for a partial month or quarter of occupancy will be prorated by the number of days in the month or quarter for every day of occupancy. Late payments are subject to a \$50 late charge. If an additional payment is not made to bring the account up to date prior to the due date, the Student will be assessed 1 percent interest 30 days after due date.
 - a. **Student Village / Wahle / Carmody-Munro:** Rent is due the first of each month.
 - b. **Anderson:** Room fees are due in full 7 calendar days after the start of instruction each quarter.
6. **Rate Increases:** The rates for the academic year may be increased by no more than 5 percent for emergency purposes by directive authorized by the University's Board of Trustees. Rates may change according to approval of the University's Board of Trustees on an annual basis.
7. **Grants, Loans and Scholarships:** When payment of the housing charges or fees is to be made from funds the applicant receives from grants, loans or

scholarships, such sums are due upon receipt by the Student of such grants, loans and/or scholarships via Student Accounts.

8. Termination of Contract:

a. **By the University for Default or Breach:** The University may give the Student 10 days' notice of intention to terminate this Contract and may thereafter terminate the Contract in the event of any of the following circumstances:

- i. The Student is in default of payment for more than 10 days.
- ii. The Student breaches, violates, fails to perform or is in default of the performance of any of the terms and conditions or covenants of this Contract.

24- or 48-hour notice of eviction may be served if Student has been found in violation of the student conduct code or housing policies.

In the event this Contract is terminated by the University, the Student shall be required to vacate the space under the same terms and conditions as would apply at the completion of this contract. If this Contract is terminated for default or breach by the Student, the University may reassign the space.

Termination of this Contract in accordance with this Section 8 shall not relieve the Student of their liabilities and obligations under this Contract. All liabilities and obligations shall survive any such termination. The provisions of this Section 8 relating to the rights of the University upon default or breach by the Student shall survive the termination or expiration of this Contract.

All Students requiring processing for breach of contract termination are assessed an additional \$50 fee to cover the processing costs.

b. **By the Student:** Contract cancellation requests are reviewed by a committee. Any cancellation requests that are approved are subject to liquidation fees. The Contract may be canceled with liquidated damages consisting of \$200 (cancellation fee), \$300 per quarter or any part thereof for housing remaining on the Contract.

EACH STUDENT IS EXPECTED TO FULFILL THEIR CONTRACTUAL OBLIGATIONS FOR THE FULL TERM OF THE CONTRACT. IF THE CONTRACT CANCELLATION REQUEST IS DENIED, THE STUDENT IS RESPONSIBLE FOR THE FULL HOUSING CHARGES TO FULFILL THEIR CONTRACT.

Written petitions to cancel contracts are available at Housing Services or through the Students MyHousing portal and must be submitted to Housing Services to be reviewed by a campus committee.

c. **By the Student Who Withdraws from the University:** If the Student withdraws from the

University, the Registrar's Office, Housing Services, and Financial Aid (if applicable) must be notified. Withdrawal from the University causes Student termination of a contract.

If the Student terminates the Contract after taking occupancy, the Student owes prorated housing fees to the date of the checkout, but not less than the \$200 administrative fee.

Within the last 15 days of the quarter, Students must pay the full contract amount.

d. **By the Student Prior to Taking Occupancy:**

If a Student cancels after accepting an apartment assignment, there will be a \$200 cancellation fee.

9. **Loss and Damage:** The University will not be responsible for the loss of any Student property due to theft, vandalism, fire, earthquake, or any other act NOT caused by the direct and sole negligence of the University.
10. **Student Damages:** Student will be responsible for all damages caused by Student, including but not limited to, fire, smoke, or activation of the sprinkler system, if applicable. During the term of this Contract, Student should maintain general liability coverage, purchased through a renter's or a homeowner's insurance policy, for their acts and omissions in the minimum amount of \$300,000.00 per occurrence. Damages in community areas could result in an equal assessment of damage charges to members within that living community or appropriate members as deemed by Housing Services.
11. **Damage or Loss Fines and Cleaning Charges:** Students must keep their assigned room clean and advise University staff of any necessary repairs as soon as practicable. A partial list of items for which the cost to clean, repair damages, and/or replace losses that will be charged to the Student's account (\$35 minimum) can be found in the Apartment Guide.
NOTE: "Damages" are solely determined by the University.
12. **Animals:** Animals are not permitted in the apartments, including but not limited to cats, dogs, or any other animal except for animals providing assistance for persons with disabilities, and for aquarium-bound fish in tanks no larger than 10 gallons. Violation of this policy will result in fees and/or disciplinary action.
13. **University Entry:** The University reserves the right to have authorized personnel enter any unit for the purposes of inspection, repairs and/or other official business.
14. **Alterations:** The Student must secure the written permission of the University before altering any portion of the room or University-owned equipment or furnishings. Furniture or appliances may not be moved from one room to another or removed from the assigned unit without written permission from Housing Services.

- 15. Services Provided:** The University shall furnish heat, electricity and internet to the space to which the Student is assigned, plus water, sewer, refuse, and recycle services to the apartments. The University shall have the right to temporarily interrupt such utilities or services where necessary because of accident, emergency, repairs, alterations, or improvements which, in the judgment of the University, are deemed necessary or desirable. Service interruptions will not entitle Student to rent reduction, other compensation, nor changes to the obligations of this Contract.
- 16. Room Changes:**
- a. In the event a space is open, or becomes open, in the unit you are assigned to, the remaining occupant(s) will have 7 days to notify Housing Services of an eligible replacement. Students may select any eligible Student, regardless of gender. If the remaining occupant(s) do not have an eligible replacement, Housing Services will assign someone to the open space. By default, Housing Services will assign Students of the same gender into vacant spaces.
- b. Students moving out of their apartment into a Residence Hall will need to complete a residence hall application and pay an application fee. Students moving out of their apartment into another University owned Apartment may do so, however they will be bound to the length of the original contract terms of the academic year. Student will need to fill out the applicable application and pay the \$200 apartment deposit. Movement to another unit within their Complex will not be allowed under normal circumstances due to additional administrative and facilities costs. Residents wishing to move to another on-campus apartment complex will be evaluated on a case-by-case basis. Students who transfer from the residence halls to campus apartments must enroll in a meal plan equal to \$100 per quarter of the remainder of their residence hall contract. This mandated balance must be established prior to approval of their apartment contract and is non-refundable. At the end of the academic year (spring quarter), money that remains in the account is not refunded and is forfeited.
- 17. Student Maintenance:** The Student agrees to keep the residence, including the sidewalks and stairways adjacent to, in a clean and sanitary condition, and to comply with the laws and ordinances relating to sanitary conditions. The Student agrees, at the Student's own expense, to keep all drainage pipes free and open, and to protect water, heating, and all other pipes, so they will not freeze or become clogged.
- 18. Waste and Injury to Premise:** The Student agrees not to commit or permit waste, damage, or injury to the property or surrounding area, and to keep the grounds in good order. Student will not accumulate trash or other items at their unit and will deposit waste in an appropriate receptacle. At the request of the University, the Student shall be required to remove at their sole expense, anything in or about the premises, which is determined by the University to create an unacceptable hazard to person or property.
- 19. Public Health Emergency:** Students residing in campus housing are expected to comply with applicable guidelines and/or directives of the Centers for Disease Control, state and local governmental authorities, including county health officials, and the University relating to preventing the spread of communicable diseases. Students who have contracted or have been exposed to a communicable disease may be required to be isolated or quarantined in accordance with applicable public health guidelines or directives. The University reserves the right to adjust or cancel housing assignments and contracts as may be necessary to reduce the risk of infection.
- 20. Appeals (WAC 106-124-010 and WAC 106-124-011)**
Students may appeal all damage charges and late fees if they do so within 30 days of the billing for these charges and fees. To appeal: state the reason for challenging the validity of the charge in an email and deliver through the Student's CWU email account to housing@cwu.edu. Students will be notified of their appeal results via email. Students may appeal this decision to the Executive Director of Housing and Residence Life or designee if they do so within 10 business days of notification. To appeal, address written objection to: Executive Director of Housing and Residence Life or designee and deliver through the Student's CWU email account to housing@cwu.edu.
- 21. Cumulative Remedies:** The specified remedies used by the University under the terms of this Contract are cumulative and are not intended to be exclusive of any other remedies or means of redress to which the University may be lawfully entitled in case of any breach or threatened breach by the Student of any provision of this Contract.
- 22. Contract Expulsion:** To the extent permitted by law, failure to satisfy any financial obligations incurred in accordance with the terms and conditions of this Contract (together with all attorney's fees and other costs and charges necessary for the collection of any amount not paid when due) may result in action by the University to withhold admission to or registration with the University, the conferring of degrees and issuance of transcripts or grade reports, pursuant to WAC 106-124-010 and WAC 106-124-011.
- 23. Waiver of Breaches:** Failure of the University to exercise any right or remedy available to the University as a result of the Student's breach of any of the terms, covenants, or conditions of this Contract shall not be deemed to be a waiver by the

University of any such rights or remedies. No terms or conditions of this Contract required to be performed by the Student and no breach thereof shall be waived, altered, or modified except by an express written permission of the University. The receipt of payment by the University, with the knowledge of the breach of any terms, covenants,

or conditions of this Contract, shall not be deemed a waiver of such breach.

24. Partial Invalidity: Any provision of this Contract which shall prove to be invalid, void, or illegal shall in no way affect, impair, or invalidate any other provision hereof and such other provision shall remain in full force and effect.

Revised 06/2023

Central Washington University is an EEO/AA/Title IX Institution. The University's policies and practices affirm and actively promote the rights of all individuals to equal opportunity in education and employment without regard to their race, ethnicity, color, creed, religion, national origin, sex, sexual orientation, gender identity and gender expression, age, marital status, disability, genetic information, or status as protected veterans. The University administers an affirmative action program for employment purposes and complies with applicable federal, state, and local laws, regulations, and executive orders. Policy statements on affirmative action, gender equity, and sexual harassment, as well as discrimination complaint and resolution policy and procedures available at the Civil Rights Compliance website under [Equal Opportunity](#).

The person responsible for institutional compliance with most federal and state laws and institutional policies pertaining to discrimination is the Director, Civil Rights Compliance & Title IX Coordinator. They also serve as the university's ADA Compliance Officer and can be contacted for any questions or concerns related to disability-related laws and institutional policies at 509-963-2050 or by email at crc@cwu.edu. Office of Civil Rights Compliance is located on 2nd floor of Barge Hall, Suite 204.

Persons of disability may request this material in alternative format or make arrangements for reasonable accommodation by calling Housing Services at 509-963-1831 or by emailing housing@cwu.edu.

APPENDIX D – 2024-2025 STUDENT VILLAGE AND WAHLE CONTRACT (12 MONTH)
(Document Starts Next Page)



STUDENT VILLAGE AND WAHLE CONTRACT TERMS AND CONDITIONS OF APARTMENT RESIDENCE ACCOMMODATIONS 2025-2026

By electronically signing and submitting the Central Washington University Apartment Application via my MyCWU online account, I confirm that I have read, understand, and agree to the terms of the Contract. I further agree to abide by all the policies and procedures outlined in the Apartment Reference Guide as they now exist or as amended throughout the term of the Contract. I understand that this Contract is contingent upon academic admission to Central Washington University and maintenance of enrollment in at least 7 credits per quarter.

Hereafter, you, the applicant, and future student, will be referred to as the "Student," and Central Washington University will be referred to as the "University."

1. **Term of Contract:** This Contract is a 12 month contract. No cancellation may be considered except as noted in Section 8. **Student is entitled to space in Student Village or Wahle Complex as offered by the University and selected by the Student pending space availability.**
 - a. The Contract term for Student Village and Wahle will be from June 22, 2025 through June 20, 2026.
2. **Contract Confirmation:** Assignments and room charges will be made for each Student by bedroom with common areas to be shared by all occupants of the unit. Each Student will only be charged for their specific bedroom. Students wishing to room together may choose their own roommates if there is an open room in the unit. There is no formal roommate matching process. Student may request specific roommates, and if mutually agreed, the assignments will be made. Housing Services may assign an eligible Student to open rooms at any time. If a current Student with a vacant room in their unit refuses an assigned roommate, they will be assessed the entire unit rent from their original move-in date and subject to contract termination and referral to student conduct. Housing Services reserves the right to evaluate roommate assignments if there are concerns from the residents. Assignment of space by the University constitutes final acceptance of the terms and conditions of the Contract. This includes acceptance of the obligation by the Student to abide by and support the rules and regulations as set forth by the University. The University reserves the right to terminate any contract if the Student is in violation of these rules or regulations. Students who have their contract terminated by the University will be subject to the same fees as outlined in Section 8.
3. **Space Assignment:** The University reserves the right to reassign individuals to different apartments and/or apartment complexes at any time in the event such reassignment is deemed necessary by the University. This also includes Students assigned into temporary assignments
4. **Reassignment of Space:** The premises are to be used solely for residential purposes of those assigned by the University. The Student may not assign or sublet the whole or any part of the premises or Contract. The Student may not allow anyone to reside within the building for more than three days and two nights each week.
5. **Rent Payment:** Rent is due and payable on the FIRST OF EACH MONTH. Payment can be made via the MyCWU online account or in person at the Cashiers Office. Payment for a partial month of occupancy will be prorated by the number of days in the month for every day of occupancy. Late payments are subject to a \$50 late charge. If an additional payment is not made to bring the account up to date prior to the due date, the Resident will be assessed 1 percent interest 30 days after due date.
6. **Rate Increases:** The rates for the academic year may be increased by no more than 5 percent for emergency purposes by directive authorized by the University's Board of Trustees. Rates may change according to approval of the University's Board of Trustees on an annual basis.
7. **Grants, Loans and Scholarships:** When payment of the housing charges or fees is to be made from funds the applicant receives from grants, loans or scholarships, such sums are due upon receipt by the Student of such grants, loans and/or scholarships via Student Accounts.
8. **Termination of Contract:**
 - a. **By the University for Default or Breach:** The University may give the Student 10 days' notice of intention to terminate this Contract and may thereafter terminate the Contract in the event of any of the following circumstances:
 - i. The Student is in default of payment for more than 10 days.
 - ii. The Student breaches, violates, fails to perform or is in default of the performance

of any of the terms and conditions or covenants of this Contract.

24- or 48-hour notice of eviction may be served if Student has been found in violation of the student conduct code or housing policies.

In the event this Contract is terminated by the University, the Student shall be required to vacate the space under the same terms and conditions as would apply at the completion of this contract. If this Contract is terminated for default or breach by the Student, the University may reassign the space.

Termination of this Contract in accordance with this Section 8 shall not relieve the Student of their liabilities and obligations under this Contract. All liabilities and obligations shall survive any such termination. The provisions of this Section 8 relating to the rights of the University upon default or breach by the Student shall survive the termination or expiration of this Contract.

All Students requiring processing for breach of contract termination are assessed an additional \$50 fee to cover the processing costs.

- b. **By the Student:** Contract cancellation requests are reviewed by a committee. Any cancellation requests that are approved are subject to liquidation fees. The Contract may be canceled with liquidated damages consisting of \$200 (cancellation fee), \$300 per quarter or any part thereof for housing remaining on the Contract. **EACH STUDENT IS EXPECTED TO FULFILL THEIR CONTRACTUAL OBLIGATIONS FOR THE FULL TERM OF THE CONTRACT. IF THE CONTRACT CANCELLATION REQUEST IS DENIED, THE STUDENT IS RESPONSIBLE FOR THE FULL HOUSING CHARGES TO FULFILL THEIR CONTRACT.**

Written petitions to cancel contracts are available at Housing Services or through the Students MyHousing portal and must be submitted to Housing Services to be reviewed by a campus committee.

- c. **By the Student Who Withdraws from the University:** If the Student withdraws from the University, the Registrar's Office, Housing Services, and Financial Aid (if applicable) must be notified. Withdrawal from the University causes Student termination of a contract. If the Student terminates the Contract after taking occupancy, the Student owes prorated housing fees to the date of the checkout, but not less than the \$200 administrative fee. Within the last 15 days of the quarter, Students must pay the full contract amount.
- d. **By the Student Prior to Taking Occupancy:**

If a Student cancels after accepting an apartment assignment, there will be a \$200 cancellation fee.

9. **Loss and Damage:** The University will not be responsible for the loss of any Student property due to theft, vandalism, fire, earthquake, or any other act NOT caused by the direct and sole negligence of the University.
10. **Student Damages:** Student will be responsible for all damages caused by Student, including but not limited to, fire, smoke, or activation of the sprinkler system, if applicable. During the term of this Contract, Student should maintain general liability coverage, purchased through a renter's or a homeowner's insurance policy, for their acts and omissions in the minimum amount of \$300,000.00 per occurrence. Damages in community areas could result in an equal assessment of damage charges to members within that living community or appropriate members as deemed by Housing Services.
11. **Damage or Loss Fines and Cleaning Charges:** Students must keep their assigned room clean and advise University staff of any necessary repairs as soon as practicable. A partial list of items for which the cost to clean, repair damages, and/or replace losses that will be charged to the Student's account (\$35 minimum) can be found in the Apartment Guide.
NOTE: "Damages" are solely determined by the University.
12. **Animals:** Animals are not permitted in the apartments, including but not limited to cats, dogs, or any other animal except for animals providing assistance for persons with disabilities, and for aquarium-bound fish in tanks no larger than 10 gallons. Violation of this policy will result in fees and/or disciplinary action.
13. **University Entry:** The University reserves the right to have authorized personnel enter any unit for the purposes of inspection, repairs and/or other official business.
14. **Alterations:** The Student must secure the written permission of the University before altering any portion of the room or University-owned equipment or furnishings. Furniture or appliances may not be moved from one room to another or removed from the assigned unit without written permission from Housing Services.
15. **Services Provided:** The University shall furnish heat, electricity and internet to the space to which the Student is assigned, plus water, sewer, refuse, and recycle services to the apartments. The University shall have the right to temporarily interrupt such utilities or services where necessary because of accident, emergency, repairs, alterations, or improvements which, in the judgment of the University, are deemed necessary or desirable. Service interruptions will not entitle Student to rent reduction, other compensation, nor changes to the obligations of this Contract.

16. Room Changes:

a. In the event a space is open, or becomes open, in the unit you are assigned to, the remaining occupant(s) will have 7 days to notify Housing Services of an eligible replacement. Students may select any eligible Student, regardless of gender. If the remaining occupant(s) do not have an eligible replacement, Housing Services will assign someone to the open space. By default, Housing Services will assign Students of the same gender into vacant spaces.

b. Students moving out of their apartment into a Residence Hall will need to complete a residence hall application and pay an application fee. Students moving out of their apartment into another University owned Apartment may do so, however they will be bound to the length of the original contract terms of the academic year. Student will need to fill out the applicable application and pay the \$200 apartment deposit. Movement to another unit within their Complex will not be allowed under normal circumstances due to additional administrative and facilities costs. Residents wishing to move to another on-campus apartment complex will be evaluated on a case-by-case basis.

Students who transfer from the residence halls to campus apartments must enroll in a meal plan equal to \$100 per quarter of the remainder of their residence hall contract. This mandated balance must be established prior to approval of their apartment contract and is non-refundable. At the end of the academic year (spring quarter), money that remains in the account is not refunded and is forfeited.

17. Student Maintenance: The Student agrees to keep the residence, including the sidewalks and stairways adjacent to, in a clean and sanitary condition, and to comply with the laws and ordinances relating to sanitary conditions. The Student agrees, at the Student's own expense, to keep all drainage pipes free and open, and to protect water, heating, and all other pipes, so they will not freeze or become clogged.

18. Waste and Injury to Premise: The Student agrees not to commit or permit waste, damage, or injury to the property or surrounding area, and to keep the grounds in good order. Student will not accumulate trash or other items at their unit and will deposit waste in an appropriate receptacle. At the request of the University, the Student shall be required to remove at their sole expense, anything in or about the premises, which is determined by the University to create an unacceptable hazard to person or property.

19. Public Health Emergency: Students residing in campus housing are expected to comply with applicable guidelines and/or directives of the Centers for Disease Control, state and local governmental authorities, including county health

officials, and the University relating to preventing the spread of communicable diseases. Students who have contracted or have been exposed to a communicable disease may be required to be isolated or quarantined in accordance with applicable public health guidelines or directives. The University reserves the right to adjust or cancel housing assignments and contracts as may be necessary to reduce the risk of infection.

20. Appeals (WAC 106-124-010 and WAC 106-124-011)

Students may appeal all damage charges and late fees if they do so within 30 days of the billing for these charges and fees. To appeal: state the reason for challenging the validity of the charge in an email and deliver through the Student's CWU email account to housing@cwu.edu. Students will be notified of their appeal results via email. Students may appeal this decision to the Executive Director of Housing and Residence Life or designee if they do so within 10 business days of notification. To appeal, address written objection to: Executive Director of Housing and Residence Life or designee and deliver through the Student's CWU email account to housing@cwu.edu.

21. Cumulative Remedies: The specified remedies used by the University under the terms of this Contract are cumulative and are not intended to be exclusive of any other remedies or means of redress to which the University may be lawfully entitled in case of any breach or threatened breach by the Student of any provision of this Contract.

22. Contract Expulsion: To the extent permitted by law, failure to satisfy any financial obligations incurred in accordance with the terms and conditions of this Contract (together with all attorney's fees and other costs and charges necessary for the collection of any amount not paid when due) may result in action by the University to withhold admission to or registration with the University, the conferring of degrees and issuance of transcripts or grade reports, pursuant to WAC 106-124-010 and WAC 106-124-011.

23. Waiver of Breaches: Failure of the University to exercise any right or remedy available to the University as a result of the Student's breach of any of the terms, covenants, or conditions of this Contract shall not be deemed to be a waiver by the University of any such rights or remedies. No terms or conditions of this Contract required to be performed by the Student and no breach thereof shall be waived, altered, or modified except by an express written permission of the University. The receipt of payment by the University, with the knowledge of the breach of any terms, covenants, or conditions of this Contract, shall not be deemed a waiver of such breach.

24. Partial Invalidity: Any provision of this Contract which shall prove to be invalid, void, or illegal shall

in no way affect, impair, or invalidate any other provision hereof and such other provision shall remain in full force and effect.

Central Washington University is an EEO/AA/Title IX Institution. The University's policies and practices affirm and actively promote the rights of all individuals to equal opportunity in education and employment without regard to their race, ethnicity, color, creed, religion, national origin, sex, sexual orientation, gender identity and gender expression, age, marital status, disability, genetic information, or status as protected veterans. The University administers an affirmative action program for employment purposes and complies with applicable federal, state, and local laws, regulations, and executive orders. Policy statements on affirmative action, gender equity, and sexual harassment, as well as discrimination complaint and resolution policy and procedures available at the Civil Rights Compliance website under [Equal Opportunity](#).

The person responsible for institutional compliance with most federal and state laws and institutional policies pertaining to discrimination is the Director, Civil Rights Compliance & Title IX Coordinator. They also serve as the university's ADA Compliance Officer and can be contacted for any questions or concerns related to disability-related laws and institutional policies at 509-963-2050 or by email at crc@cwu.edu. Office of Civil Rights Compliance is located on 2nd floor of Barge Hall, Suite 204.

Persons of disability may request this material in alternative format or make arrangements for reasonable accommodation by calling Housing Services at 509-963-1831 or by emailing housing@cwu.edu.

Revised 12/2024

- End of Document -



HOUSING AND RESIDENCE LIFE
509-963-1831
cwu.edu/housing

DINING SERVICES
509-963-1591
cwu.edu/dining