

2025-2026 DEN RESIDENCE AGREEMENT

When you submit an application to live in housing managed by the University of St. Thomas Department of Residence Life ("campus housing") you agree to be governed by the terms of this Student Residence Agreement, which is a legally binding contract between you and the University of St. Thomas.

The University of St. Thomas reserves the right to make changes to the terms of this Student Residence Agreement and will post the most current version on the Web site as part of the conditions of your residence in campus housing.

Our primary means of communication with you is through your official St. Thomas email. Any reminders, official statements, and announcements will be communicated through email. It is expected that you check your St. Thomas email account regularly and keep up with emails from the Department of Residence Life. We are not responsible for missed deadlines or any failure to timely respond to requests as a result of your failure to read or other mismanagement of your email.

This Agreement constitutes a license and permission for you to use and occupy campus housing in accordance with its terms. This permission may be revoked for the reasons described below. This Agreement does not create a lease or landlord-tenant relationship between you and St. Thomas and does not give you a property interest in campus housing.

1. This agreement is for fall, J-term and/or spring terms, depending on your housing application and assignment. Spring term ends 24-hours after a student's last final or 24-hours after commencement for graduating students. The offer of campus housing to you is dependent on the availability of campus housing, and we do not guarantee that all applicants will be placed in campus housing. This agreement becomes effective for incoming (new first-time, first year and transfer) students when the required housing deposit is submitted. This agreement becomes effective for

3. Full-time, undergraduate, first and second-year bachelors degree seeking students, regardless of academic class standing, are required to live on campus in Residence Life housing and purchase a meal plan. The policy typically will require four (4) semesters of residency not including summer or J-Terms for each student.

Transfer students who enter with one semester completed at another college/university are required to complete the remaining three semesters of the on-campus living requirement on campus with St. Thomas. Transfers having completed two or more semesters at another college/university are waived from the on-campus living requirement.

The University of St. Thomas recognizes that a student may want to request an exception to the on-campus living requirement. Students seeking an exception must complete the request form and process, and the request will be reviewed by a committee, which may grant or deny the exception.

4.



The University reserves the right to approve and permit early arrivals to campus housing for academic or co-curricular reasons that support the University's

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false fire alarms, tampering with or removing firefighting equipment, or interfering with firefighters are subject to prosecution under Minnesota statutes as well as disciplinary action by the University. For more information on conduct expectations and residence hall policies, please go to www.stthomas.edu/residence-life to access the Resident Student Handbook.

Cameras are used in and around campus housing. These cameras are used as a public safety tool to assist with student conduct and public safety matters.

17. 

You are responsible for removing waste materials