



Housing Agreement – Residential Life

This Housing Agreement ("Agreement") is entered into between the student ("Resident") and the University Student Residential Life Department.

By signing this Agreement, the Resident confirms acceptance of the terms outlined herein.

1. Eligibility and Agreement Activation:

This Agreement becomes effective upon:

- Submission of the Housing Application Form, and
- Enrollment of the Resident as a registered student at the University.

Submission of an application and payment does not guarantee housing, as assignments are subject to availability and processed on a first-come, first-served basis.

2. Fees and Deposit:

- First-time applicants are required to pay a refundable maintenance deposit of AED 1,000. Payment can be processed in [banner](#). Please check payment [guidelines](#).
- Full housing fees must be settled by the due date specified by the University, unless the student is enrolled in an approved installment plan. For payment instructions, please refer to the official [payment guide](#).
- A cancellation fee of AED 500 will apply if a reservation is cancelled after the deadline set by the Student Residential Life Department. This amount will be deducted from the residential halls' maintenance deposit.

3. Assignment and Occupancy:

- The University assigns rooms at its discretion and reserves the right to reassign or relocate Residents when necessary.
- The assigned space is for the exclusive use of the Resident. Subletting, sharing, or transferring occupancy is strictly prohibited.
- Occupancy is limited to the assigned academic term(s), as defined by the official semester start and end dates, and does not include periods between semesters or official university closure periods, unless otherwise specified by the University.
- The University reserves the right, at its discretion, to consolidate residents who occupy sharing rooms on a single-occupancy basis by requiring relocation to another sharing rooms. Residents who decline such relocation may be charged the applicable private room rate.

4. Check-In and Access:

- Residents may check in according to the official schedule published by Residential Life.



- Early check-in requests must be submitted in advance and may be subject to additional charges.
- Room access will only be granted upon confirmation of full payment of pre-registration fees and clearance of any administrative holds.

5. Cancellation and Withdrawal:

- Residents who wish to cancel their housing must submit a written request.
- Refunds (if applicable) will be issued in accordance with the official refund schedule published by the University. No refunds will be issued beyond the specified withdrawal period.
- Refund eligibility may be affected in cases of disciplinary action, academic dismissal, or other administrative decisions.
- In the event of temporary changes to the mode of instruction (e.g., transition to distance learning), the Residential Halls will continue to operate as scheduled unless otherwise officially announced by the University. Residents who choose to vacate their assigned space during such periods will remain bound by the terms of this Agreement, including all applicable housing fees. Any exceptions, refunds, or fee adjustments will be determined at the sole discretion of the University and communicated through official channels.

Withdrawal Period		Refund
During Fall and Spring Semesters	During Summer	
Withdrawal during the first week following the residential halls opening date	Withdrawal within the first two days following the residential halls opening date	90% of Room Fee
Withdrawal during the second week following the residential halls opening date	Withdrawal during days 3–4 following the residential halls opening date	70% of Room Fee
Withdrawal during the third week following the residential halls opening date	Withdrawal during days 5–6 following the residential halls opening date	50% of Room Fee
Withdrawal after the third week following the residential halls opening date	Withdrawal after the sixth day following the residential halls opening date	No Refund

6. Termination of Agreement:

The University reserves the right to terminate this Agreement under the following circumstances:

- Loss of student status, including but not limited to a change from full-time to part-time enrollment, where full-time enrollment is required for continued eligibility for residential housing.
- Violation of University policies or codes of conduct.
- Failure to check in within the specified timeframe without prior notice.
- Behavior deemed detrimental to the residential community.

Upon termination, the Resident must vacate the premises within the timeframe specified by the University.

7. Use of Premises and Compliance:

Residents agree to:

- Maintain the assigned space in good condition.
- Comply with all University policies, including the Student Code of Conduct and Residential Life regulations.
- Adhere to all applicable laws and regulations of the UAE.

Detailed rules and expectations are outlined in the [Student Handbook](#) and Residential Life policies.

8. Cleaning, Maintenance and Access:

The University reserves the right to access assigned spaces:

- For cleaning, maintenance and repairs.
- In emergency situations.
- When there is reasonable cause to believe a policy violation has occurred.

Submission of a maintenance request constitutes permission to enter the space for repair purposes.

9. Liability:

The University is not liable for any loss, damage, or theft of personal belongings. The University does not accept responsibility for, nor entertain claims or compensation requests arising from, such incidents.

Residents are responsible for the security of their personal belongings and are encouraged to take necessary precautions.

10.Damages and Charges:

- Residents are responsible for any damage beyond normal wear and tears.
- Repair or replacement costs will be charged accordingly.
- Shared area damages may be charged collectively where responsibility can't be determined.

11.Check-Out and Clearance:

Upon vacating, Residents must:

- Complete the official check-out process.
- Return all access cards.



- Remove all personal belongings.

Failure to comply may result in additional charges.

12.Storage:

- Limited storage may be available to international students with no local addresses, subject to approval and availability.
- The University assumes no liability for loss, damage, or theft of stored belongings and does not provide insurance coverage for any stored items.
- The University reserves the right to dispose of unclaimed belongings after a specified period, as communicated by the University.

13.Agreement Validity and Renewal:

This Agreement is valid for the assigned term and may be renewed subject to:

- Submission of a renewal application within the specified period.
- Availability of space.

Failure to renew within the designated timeframe may result in loss of housing eligibility.