



Summer 2026 Terms & Conditions

When the Agreement is signed by the student (who is referred to herein as “you,” the “resident” and/or the “student”) and confirmed by the University, this Agreement provides the student with the opportunity to live in a University summer residence hall, subject to all terms stated below. The student is also subject to responsibilities and processes set forth in the [Code of Student Conduct](#), the [Community Living Handbook](#), the Undergraduate and/or Graduate Catalog, Summer Guide, and other relevant University documents.

Parameters of the Agreement

Eligibility

Individuals must be: (1) registered students at the College Park Campus for the previous spring semester, Summer Session courses, or for the upcoming fall semester, [as applicable], and (2) individual students without partners or dependents. No provisions are made for spouses, partners, or family members. Housing fees are charged to the student's University account and must be paid in full by the bill due date or the first day of classes for each session, whichever comes first.

Housing Priority

Summer housing is not guaranteed. Summer housing will be confirmed and applicants assigned as spaces are available and first-come, first-served basis. Housing confirmations/room assignments will be given in the following order: (1) Session I and II applicants, (2) Session I only applicants or Session II only applicants, (3) all other eligible applicants not enrolling for Summer Session. Note: Students registered for Session I-A and/ or I-B must apply for six-week Session I housing in order to receive priority for Summer 2026 housing. Students registered for Session II-C and/or II-D must apply for six-week Session II housing in order to receive priority for Summer 2026 housing.

Occupancy Periods

Summer occupancy is available from May 31, 2026, to 4:00 p.m. August 21, 2026 for Session I and II registrants; from May 31, 2026 to 7:00 p.m. July 10, 2026 for Session I only; from May 31, 2026 to 7:00 p.m. July 24, 2026 for the 8 Week Session; from June 7, 2026 to 7:00 p.m. July 24, 2026 for the MEI program; from July 12, 2026 to 7:00 p.m. August 21, 2026 for Session II. Session II residents with Fall 2026 residence hall assignments may be approved to move directly to their Fall assignments on August 20, 2026 or earlier if necessary. Exact details about this move will be provided at a later date.

Liability

The University cannot and does not assume responsibility for personal accident, injury, or illness to residents, guests, or visitors or the damage, theft, or loss of personal property. The student hereby releases the University, its officers, agents, and employees from any liability on account of any accident, injury, illness, property damage, theft, or loss incurred by the student, including but not limited to any such liability due in whole or part by any negligence on the part of the University or its officers, employees or agents. The student also agrees and acknowledges that the University will not reimburse the student for any theft or loss or damage to the student's property because of fire, flood, water leak, atmospheric condition, condition of the residence hall or assigned room, etc. We encourage you to check your homeowner's or apartment dweller's insurance policy or consider purchasing renter's insurance to cover any damages or losses to your property.

University Services

The University will provide services described in this Agreement on a continual basis, although interruptions may occur by an act of God, the lack of availability of resources as determined by the University, maintenance activities, or other conditions that are beyond the reasonable control of the University. Standards and levels of services are determined by the University in its sole discretion. The University expects that any disruption of services vital to the health and safety of residents will be restored within a reasonable amount of time.

The residential and telecommunication facilities are provided as services to students and are unique to the University environment. Therefore, the relationship between the student and the University is not a landlord/tenant relationship; rather this Agreement is a license to use certain facilities for a particular period of time.

Assignment of Building and Room

Resident Life does not discriminate in room or hall assignments, or room changes, on the basis of race, color, creed, religion, sexual orientation, personal appearance, age, national origin, political affiliation, physical or mental disability, or any other protected classification or on the basis of the exercise of rights secured by the First Amendment of the United States Constitution.

Except for cases that involve disciplinary action, summer housing does not affect an individual's request for housing in any subsequent academic term.

Available housing is in apartment locations which include a kitchen and dining area. Available spaces, especially singles, in each building type are limited.

Agreements received after the priority deadline will be considered on a first-come, first-served basis for available vacancies.

Furnishings

The University will provide each resident: a bed, mattress, dresser, desk and chair set, wireless internet coverage, and access to data and cable lines. The University will provide each student room with window blinds, closet, window screen, smoke detector and sprinkler (fire-suppressant).

Utilities, Air Conditioning, and Housekeeping

The University will provide heat or air conditioning, water, electricity, and waste disposal services. Unexpected and intermittent outages, should they occur, are beyond the University's control. While reasonable efforts will be made to correct any problems quickly and effectively, the University will not provide refunds or compensation for residents affected by such outages.

The University will remove trash from designated common areas and will clean hallways and public areas on a scheduled basis. Housekeeping services and trash removal are not provided within resident apartments and suites.

Repairs

The University will make all repairs and perform maintenance in the residence hall and the resident's room with authorized personnel. Repairs to the room or University furnishings will occur upon request or in accordance with routine schedules. Repairs and maintenance activities shall be conducted under a system of priority scheduling.

Telecommunications

The University provides basic telephone service in each room; students must provide a telephone. On-campus and local off campus phone calls may be made by residents without charge. Long distance service may be obtained via phone cards.

Responsibilities of Residents

Care of Facilities

- The resident accepts responsibility and agrees to be held accountable for their actions, for the actions of their guest(s), and the proper use and care of the residential facilities, assigned space, common areas, and University property. The resident also agrees to report promptly any interruptions of service or needed repairs.
- The resident agrees to take reasonable action to protect residential facilities and property from wanton, reckless or negligent damage; refrain from encouraging or participating in activities which cause damage; report damages; and assist the University in identifying individuals responsible for damage, theft or loss.
- The resident, at the time of check-out from the residence hall, will return the assigned space and its University furnishings in the same condition as they were received, with the exception of reasonable wear and tear.
- The resident assumes responsibility for the appropriate use of safety and security hardware (e.g., locks, smoke detector) within their assigned residence hall space and building, and will immediately report loss of assigned key(s) or malfunctioning hardware.

Conduct

- The resident shall conduct themselves in a manner which promotes a courteous, safe, and secure residence hall environment. The resident understands that their behavior

should be conducive to the pursuit of academic goals, as well as individual and community development and welfare.

- The resident shall ensure that their roommate(s) have access to and equitable use of the assigned space.
- The resident shall familiarize themselves with and abide by the rules and regulations published in the [Community Living Handbook](#), [Code of Student Conduct](#), and other University publications, as amended from time to time, all of which are incorporated by reference into this Agreement. That resident is subject to the administrative procedures and actions described in the Community Living Handbook and the Code of Student Conduct and is financially responsible for damage, theft, or loss when the University determines the resident violated this Agreement or any Resident Life, Dining Services, or University rule, regulation, policy, or procedure, or state or federal law.
- The student shall abide by rules and regulations established by the University, which include but are not limited to prohibitions against: unauthorized equipment; cooking appliances; smoking within residence/dining buildings; flammable materials; weapons and fireworks; e-micromobility devices; unauthorized modifications of assigned space; pets; duplication and transfer of University keys; disruptive/destructive behavior; behavior such as intimidation or harassment which threatens the property, safety, security, health, or well-being of others; improper use of fire/safety or building security equipment; subletting, selling or soliciting; and threats to or interference with University staff in the performance of their duties. The student acknowledges and agrees that violation of rules and regulations can be grounds for termination of this Agreement and for referral for proceedings under the Residence Hall Rules and/or Code of Student Conduct.
- When it is determined that a student has violated State or Federal laws and/or University rules and regulations, and when such conduct indicates that the student constitutes a threat to the safety, health, or well-being of community members or of themselves, disciplinary and/or administrative action, including termination of this Agreement, may be taken.

Use of/Change of Assigned Space

- The resident agrees that a change of assignment may be made only with the written approval of Resident Life in accordance with established room change procedures.
- The resident agrees:
 - to live only in the space to which they have been officially assigned;

- not to sublet or otherwise use or grant use of the assigned space, residence hall common areas, or grounds for any unauthorized purpose; and
- not to sell, solicit, or conduct a business enterprise therein without the written permission of Resident Life's Assignments Office.
- If a vacancy occurs in the assigned room, the remaining resident(s) agrees to follow established procedures for the reassignment of another student to that space.
- When vacating an assigned space, the resident must complete established check-out procedures.
- Resident Life reserves the right to move a resident from one space to another in order to:
 - meet its responsibilities to student health, safety, and well-being;
 - maintain, operate, or renovate facilities;
 - consolidate or reassign spaces based on the gender of residents; and/or
 - consolidate groups of residents for reasons of security or closing a portion of a residence hall.

Guests

A guest may stay in the assigned space only with the concurrence of the roommates(s) and for no more than three consecutive nights. Resident Life may limit or revoke guest privileges. Guest(s) must abide by established all applicable University and Resident Life policies, procedures, rules and regulations.

Safety and Security

The resident agrees to take primary responsibility for their own safety and security and for the safety and security of their residence hall community. The University and Resident Life will work cooperatively with residents to promote a safe and secure environment. The resident agrees to read and abide by security policies and precautions stated in University publications.

Administrative Procedures

Room Entry, Inspection, and Property Removal

- The University reserves the right to enter rooms for purposes of
 - improvements;

- inspection and maintenance;
- recovery of University/State-owned property which is not authorized for use in the assigned space;
- fire and safety inspection; and
- actions necessary to insure the safety, health and general welfare of the resident or others and/or the protection of University or student property.
- A resident's request for maintenance and repair constitutes their consent for room entry. While entry without notice may be necessary, attempts will be made to provide prior notification whenever feasible.
- The University respects the resident's right to privacy within their room. When entry or inspection is required, reasonable consideration will be given.
- The University reserves the right to remove and dispose of any personal property remaining in a room following
 - termination or expiration of this Agreement;
 - the resident's separation by/from the University, and/or
 - the date the resident officially checks out of the room. A charge for costs incurred by such removal may be assessed to the resident.

Liability for Damages

- The student will be assessed charges for damage, loss, or special services (e.g., cleaning) which are required due to misuse or abuse of their assigned space and the State property contained therein. When the assigned residence hall space is shared, and where the responsible student(s) fails to assume responsibility, an equal portion of the charges will be assessed to each occupant.
- Individual(s) identified as being responsible for damage, theft, loss, or required special services in common areas of the residential facilities will be assessed the cost of repair, replacement or restoration.
- When individual responsibility cannot be determined, and where deemed necessary by Resident Life, residents may be held collectively responsible for damage, theft, loss, or required special services to the common areas or to University property within the residential facility.

Request for Release from Agreement

Requests for release from this Agreement must be made in writing to the Resident Life Assignments Office at reslife@umd.edu. Notice to any other university office will not ensure release from the Agreement.

If notice is received after these dates, and before services are claimed at check-in (i.e. keys issued), the student, regardless of their University status at the dates of release from this Agreement, will be charged as follows:

2026 Summer Session Housing Release Fees

Session I Notice

By	Amount
April 20	\$0
April 21 – May 4	\$180
May 5 - Move in	\$360
No-show/No notice to Resident Life and Failure to claim services	\$540

Session II Notice

By	Amount
June 1	\$0
June 2 – June 15	\$180
June 16 - Move in	\$360
No-show/No notice to Resident Life and Failure to claim services	\$540

No-Show/No Notice and Failure to Claim Services

Resident Life may terminate this Agreement, and the resident, regardless of their University status, when the resident:

- fails to properly claim the assigned space and has not secured release from this Agreement prior to the deadline for claiming services, or
- fails to notify the Resident Life Assignments Office of delayed arrival by 12 p.m. (noon) on the first University scheduled class day of the summer session (or within 72 hours of the receipt of assignment if assignment is made after the first class day).
- The No show/No notice and Failure to claim services fee will be applied to a student's account.

Release After Claiming Services

Resident Life will release an individual from this Agreement after services are claimed without the individual incurring any financial obligation beyond charges associated with occupancy when Resident Life has received notice of the request to cancel the Agreement and the resident has properly checked out of their room, including returning the key.

Submission of Agreement

Submission of this Agreement and an electronic signature via Resident Life's Housing Portal has the same force and effect as submission of the Agreement by email or in person. If requested, the resident will verify their signature and consent in writing to the Summer 2026 Residence Halls Agreement at check-in.

This agreement is made and entered into in the sovereign State of Maryland, and the operation of this license and all performance under this agreement shall occur in Prince George's County, Maryland.

Termination of Agreement

Resident Life may terminate this Agreement at any time and require the individual to forfeit the assigned space when:

- it is determined that information furnished by the resident or their parent/guardian for the purpose of obtaining residence hall services is substantially incomplete, misleading, or false in whole or in part;

- it is determined that the student, for whatever reason, is not eligible to reside in the building (e.g. not registered for Summer Session, has not paid summer housing fees and/or an outstanding debt with the University);
- it is determined that the student has violated housing rules, and may also be denied continued access to any University residential facility; or
- University facilities are found to be inadequate in number or physical condition.

Credits and Refunds

Release from this Agreement must be secured from the Resident Life Assignments office before any approved credit of housing fees may be initiated. Appropriate housing charges are assessed for services from the week during which services must be claimed through the week during which check-out is completed. Failure to check out by the approved date will decrease the amount of credit. No credit is approved if check-out occurs during the last three weeks of each session or if the occupancy period is three weeks or less. Refund, if due, must be requested in writing from the Resident Life Assignments Office at reslife@umd.edu for consideration.

Contact Information

For more information regarding Summer Housing, please contact the Resident Life Assignments Office at (301) 314-2100 or by e-mail at reslife@umd.edu.