



2026-2027 Student Residential Housing Contract (Boston campus)

This student residential housing contract is between the undersigned student (the “Resident”) and MCPHS University (“MCPHS” or “University”). It grants a license to the Resident to reside in University-sponsored housing, subject to certain terms and conditions. It is binding on the Resident upon signature.

Please contact the Office of Student Access and Accommodations (OSAA) at 617.879.5925 to request accommodations for Residents with disabilities or health-related needs. Additional documentation may be required, such as a Housing Accommodation form and documentation from the Resident’s medical provider. Accommodation requests will be reviewed on a case-by-case basis. **For further information please visit:** [OSAA](#)

Terms and Conditions

1. Eligibility: To qualify for and maintain a license to live in one of the University-sponsored residential housing options (a “Residence Hall”), an individual must be a full-time, in-person, matriculated degree student, maintaining a minimum of 12 credits.

2. Reservation: To reserve a space, the Resident must sign and submit this contract through the Residence Life Portal at <https://www.mcphs.edu/student-life/boston/housing>. The deadlines for submitting this contract through the Residence Life Portal are as follows:

- **May 15, 2026**, for the full 2026-2027 academic year, beginning in the Fall 2026 semester; and
- **December 1, 2026**, for Residents beginning classes at the start of the Spring 2027 semester.
- Residents may apply for summer housing during the Spring 2027 semester.

The Resident must also pay a room reservation deposit that will be credited to the Resident’s account before the Resident can receive their housing assignment. The deposit is \$300 for new Residents and \$500 for returning Residents.

3. License: This contract grants the Resident a revocable license to reside in a Residence Hall, subject to the terms and conditions of this agreement. ***This license is not a lease.*** It creates no exclusive right on the part of the Resident to occupy any portion of Residence Hall property. If this contract is terminated for any reason, the University will have the unconditional right to take complete possession of the Resident’s assigned room by any lawful means, without liability for trespass and without prejudice to any other remedies.

4. Contract Term: For Residents seeking housing beginning in the fall semester, the term of this contract is the full academic year (fall and spring). For Residents seeking housing beginning in spring semester, the term of this contract is the spring semester only. University vacation periods are excluded. The Resident’s license to reside in a Residence Hall, including access to the assigned room, begins on the University’s designated move-in day and ends within twenty-four (24) hours after a Resident’s last final exam or last day of clinical rotation, but no later than 5:00 p.m. on the following day, or upon earlier termination of this contract. This contract may be extended to include housing during the summer semester at the University’s sole discretion and only upon timely request by the Resident and full payment of the additional Room Fee for the summer semester.

5. Compliance with Rules and Policies: The Resident acknowledges and agrees that this license to reside in a Residence Hall is subject to the terms of this contract and the policies, rules, and guidelines set forth in the Student Handbook and Residence Life publications. A Resident who violates the Student Code of Conduct or this contract is subject to appropriate University disciplinary and/or administrative action, including possible removal from their Residence Hall, suspension, and/or expulsion from the University. The Student Handbook, including the Student Code of Conduct, is available here:

<https://my.mcphs.edu/en/departments/student-affairs/student-handbook>.

Residents assigned to University-sponsored housing on other college campuses may be subject to additional restrictions imposed by that institution's Residence Hall guidelines.

6. Housing Assignment: This contract provides the Resident with a space in a Residence Hall only and does not guarantee a specific building, room, number of roommates, or choice of roommate(s). Housing assignments are made, when possible, with consideration of the preferences indicated on the Housing Questionnaire - Profile form. The University reserves the right to change room assignments as necessary to maintain fiscal solvency, prescribed occupancy levels, or an appropriate educational environment, including, without limitation, requiring a Resident to move to another room, consolidating vacancies, evicting Residents who violate Residence Hall policies, or assigning additional occupants to a room. Requests for changes to housing assignments will not be considered until the room change period begins two weeks after each semester begins. The University does not guarantee that a request for a room change will be granted. Unauthorized room changes may result in a \$150 fine and/or disciplinary action. Residents are encouraged to contact the Office of Residence Life for resources and support in resolving roommate conflicts.

7. Financial Provisions: Housing charges are established annually by the MCPHS University Board of Trustees. All charges will be determined prior to the contract term.

- *Payment:* Occupancy on move-in day is contingent upon the University's receipt of full payment of the room reservation fee, room fee, and all other applicable charges by the specified due date. A Resident may not move if any room-related charges remain outstanding.
- *Non-Payment:* If a Resident fails to pay any fees, fines, or other charges under this agreement, the University may refuse to (a) register the Resident for the next semester; (b) permit the Resident to graduate; or (c) grant housing.
- *Termination by Resident:* A Resident may terminate this contract prior to move-in day upon payment of a \$500 cancellation fee. On or after move-in day, the Resident may not terminate this contract and remains financially responsible for all charges for the full contract term. Financial penalties may apply for early or late departure.
- *Room Fee Refunds:* Refunds are governed by the University's refund policy. Residents are not eligible for room fee refunds if they (a) vacate without written approval, (b) are released due to disciplinary sanctions; or (c) have outstanding debts to the University.

8. Dining & Meal Plans: Residents are required to have a meal plan and are automatically billed a board fee according to their housing assignment. Mandatory meal plans are pre-determined and specific to each Resident's living area. Dining hall meal services begin on the first day of a semester and end on the last day of final examinations. Meal services will not be provided during University vacation periods. Meal plans vary depending on the Residence Hall assignment. Meal plans are not required for Residents residing in housing during the summer semester.

9. Check In: On move-in day, Residents must complete all required paperwork and pick up their keys. Residents MAY NOT check in earlier than the designated move-in date for the fall, spring, or summer semesters. Early check-in may result in financial penalties. Within the first 48 hours of occupancy, Residents must complete the Room Inventory & Condition Form.

10. Keys, Fobs, and ID Badges: Keys and/or fobs and an ID Badge (for Residents assigned to University-sponsored housing on other college campuses) will be issued to the Resident and recorded at the start of the occupancy period. Residents must maintain possession of these items at all times. Keys, fobs, and ID Badges may not be transferred, duplicated, or given to other individuals. Lost keys, fobs, or ID Badges must be reported immediately to Residence Life staff. When a key is lost, the Resident will be responsible for the replacement cost of a new lock and key (charges range from \$75-\$200). Repeated lockouts may result in fines and/or disciplinary action.

11. Check Out: Residents must vacate by the designated check-out time at the end of the semester or academic year. Late check-out may result in financial penalties. Early or late check-out requests must be submitted to the Office of Residence Life in advance of move-out day and are granted in the University's sole discretion. Residents must return in all keys, fobs, and ID Badges (for Residents assigned to University-sponsored housing on other college campuses) to the appropriate drop off location, remove all personal property and trash, and leave their rooms in broom-clean condition. Failure to do so may result in charges for cleaning and removal of personal property. Failure to follow these procedures may result in a \$75 Improper Check Out fee and/or disciplinary action. Unreturned keys/fobs will incur replacement charges.

A Resident who withdraws or takes a leave of absence from the University, is placed on non-progression status, or is dismissed for academic or disciplinary reasons must vacate their Residence Hall within seventy-two (72) hours of withdrawal or dismissal, unless otherwise directed by a University official.

12. University Breaks: Residents are not allowed to remain in their Residence Hall rooms during Thanksgiving, Winter, Spring, or Summer break. Any exceptions to this policy will be determined by the University in its sole discretion. Residents may request to remain in the Residence Hall during breaks due to extenuating circumstances, such as the distance of their primary residence from campus. Residents MUST submit a request to remain in their Residence Hall by the designated deadline, which will be reviewed on a case-by-case basis. Additional charges may apply for the additional time requested. Under no circumstances may Residents remain in Residence Halls between the end of the Summer semester and start of the Fall semester. Residents who remain in the Residence Halls during breaks without approval are subject to a \$75 fine and/or disciplinary action.

13. Non-liability for Student Property: The University is not liable for loss, theft, damage, destruction of Resident property, from any cause whatsoever, or utility interruptions. Residents are encouraged to carry property insurance.

14. Abandonment: Residents are responsible for removing all personal possessions when they vacate their rooms, apartments, or suites. Any possessions left in a Residence Hall after the voluntary or involuntary termination of the Student Residential Housing Contract will be considered abandoned, may be discarded by the University, and removal costs may be billed to the Resident. Residents may also face disciplinary action which could include loss of housing privileges. The University is not responsible for discarded items and will not reimburse Residents for any abandoned items that are discarded.

15. Damage: Residents are responsible for damage beyond normal wear and tear to the Resident's room/apartment/suite and for any other damage caused by the Resident. Any damages found during or upon

termination of occupancy will be billed directly to Resident after the Resident departs from the Residence Hall, and the bill must be paid within twenty-one (21) days of receipt. If damage cannot be attributed to any one individual, costs will be assessed equally among all room occupants. If there is damage to common areas of any Residence Hall and the University cannot identify the individual(s) responsible, the University may require several or all the Residence Hall Residents to pay a prorated charge covering the cost of common area repair/replacement. The University reserves the right to terminate this contract with any Resident(s) associated with excessive Residence Hall damage.

16. Storage: Storage space for surplus or seasonally used personal property is not provided. Items may not be stored in common lounges, custodial closets, passageways, or on the roofs or grounds of the Residence Halls. As long as a Resident plans to return to their assigned housing, they may leave their belongings in their room over the Thanksgiving, Winter, and Spring Breaks. Storage is not provided during the summer months.

17. Prohibition on Subletting or Transfer: Residents may not sublet, transfer, assign, or otherwise allow occupancy of University-sponsored housing, including any bed, bedroom, sleeping space, or other living accommodation. This includes the addition of an occupant, regardless of their status as an MCPHS student.

18. Entry/Inspection: The University reserves the right to inspect Residence Hall rooms/apartments/suites and regulate the use of the premises in accordance with University policies. Authorized personnel may enter without notice when reasonable cause exists regarding the health, safety, or welfare of individual Residents and/or the Residence Hall community at large, and for routine repairs, inspections, cleaning in preparation for new residents, emergencies, or policy violations.

19. Conduct: Residents may not engage in conduct in or about any Residence Halls that threatens the health or safety of themselves, others, or property, interferes with the rights or well-being of others, or that violates any provision of this contract, or any rule, regulation, or University policy, or any applicable law. These expectations are reflected in the Student Code of Conduct located in the MCPHS University Student Handbook.

20. Drugs and Alcohol: All Residents must comply with Massachusetts state law, city ordinances, and University alcohol policies. Illegal drugs, substances, including medical marijuana, and paraphernalia are prohibited on University property including in the Residence Halls. Violations will result in confiscation and disciplinary action. For details on the University's alcohol and other drug policy, and response to violations, please refer to the full Drug and Alcohol policies in the MCPHS University Student Handbook at <https://my.mcphs.edu/en/departments/student-affairs/student-handbook>.

21. Prohibited Items: The following items are prohibited: lofted beds (other than standard bed risers); refrigerators that exceed size limits of each Residence Hall; microwave ovens greater than 1,000 watts; hot plates; portable stovetops, burners, gas or charcoal grills or any appliance that uses an open coil or flame; freezers (except those that are part of permitted refrigerators); air conditioners; space heaters; halogen lamps; sun lamps; black lights; live holiday decorations (including string lights); dart boards; weight lifting equipment; firearms, switch blades, pepper spray/mace, knives (except over the counter silverware with blades not exceeding four inches in length and designed and used for eating and food preparation purposes), or other weapons of any nature or description as outlined in the Massachusetts General Laws, Chapter 269, Section 10 (e.g., fireworks, explosives, bows, arrows, slingshots, air-guns, martial arts devices, etc.); illegal drugs; drug paraphernalia; hookahs, bongs or other smoking devices; hazardous chemicals; gasoline; candles (with or without a wick); incense; automobiles or vehicles of any kind (or parts, repair tools, accessories for any vehicle); hoverboards and similar devices containing lithium ion batteries; television/radio antennae placed outside the room/exterior of the building or adjacent grounds; waterbeds; and inflatable pools. The University

reserves the right to determine that an item not mentioned above is prohibited and to remove or confiscate all prohibited items. The University claims no responsibility for confiscated items and will not reimburse Residents for any items confiscated.

22. Electric Appliances: Appliances must be UL-certified. Only power strips equipped with circuit breakers, surge suppression, and a construction grade cord with a grounded third prong may be used. The Office of Residential Life will provide a comprehensive list of approved items and appliances that the Residents can use in a What to Bring list. The University reserves the right to assess the risk level of any electrical appliance. If the University determines, in its sole discretion, that an appliance poses a risk of harm to the occupants even if the appliance is categorically permitted for use in the Residence Halls, the appliance must be removed, or it will be confiscated.

23. Care of Premises: It is prohibited for Residents to obstruct any of the walkways, hallways, or surrounding premises, or place signs (including neon signs) or advertising materials in the windows, on the exterior side of doors, or elsewhere in the Residence Hall or surrounding premises. Alterations, including partitions, may not be made without written approval from the Office of Residence Life. Nails, screws, or adhesives that may cause damage are prohibited. It is strictly forbidden for any Resident or their Guest (as defined below) to enter or exit through windows, sit on windowsills, lean out of windows, or drop, throw, or hang objects from windows. Rooftop access is prohibited without specific written authorization from the Office of Residence Life or direction from the Fire Department. Damage, theft, or acts of vandalism to University property is strictly prohibited and violators will be subject to disciplinary action.

24. Room Cleanliness: Residents must maintain their rooms in a clean and orderly condition. If a room fails to meet health or safety standards, the Resident(s) residing in the room will be required to correct the condition within twenty-four (24) hours from the time of notice. Failure to comply may result in cleaning charges and/or disciplinary action.

25. Fire Safety: Residents and Guests must comply with all fire safety policies. Fire extinguishers, smoke detectors, alarm systems, carbon monoxide detectors, and fire escapes are not to be tampered with. If a fire alarm sounds, ALL occupants must exit immediately using the nearest emergency exit. During fire alarms or drills, Residents and Guests must exit within approximately three (3) minutes or be subject to disciplinary action, including fines up to the cost of a failed fire drill and/or removal from housing. Residents are responsible for alarms caused by smoke or fire resulting from food preparation. Participating in any act which results in a false fire alarm, setting fires, or tampering with fire safety equipment may result in suspension or expulsion from the University.

26. Noise: Quiet hours are established to promote an atmosphere conducive to studying and sleeping. Quiet hours are designated as follows: 10:00 p.m. to 7:00 a.m., Sunday to Thursday, and from 11:59 p.m. to 12:00 p.m. on Friday and Saturday. During quiet hours, Residents must (a) ensure noise is not audible outside their room; (b) keep doors closed when hosting Guests; and (c) remain quiet in common areas. Noise or music are not to be heard outside windows or in hallways at any time. Courtesy hours are in effect twenty-four (24) hours a day and require that all sound be kept to a reasonable level without disturbance to other members of the community. If noise is too loud, Residents are expected to address concerns directly with neighbors or roommates first. Quiet hours are enforced 24 hours per day during final exam periods.

27. Pets: For health and safety reasons, pets are not permitted in the Residence Halls. Fish (excluding piranha) are permitted in containers not exceeding ten (10) gallons. Fish may not be allowed on University-sponsored housing on other institutions' campuses.

28. Smoking: Smoking and tobacco use (including cigarettes, electronic cigarettes, vapes, cigars, pipes, and chewing tobacco) are prohibited in all University property and Residence Hall areas in accordance with University policy and Massachusetts law.

29. Guests: For purposes of this section: (a) a Resident means a student who is assigned to a University-sponsored housing unit; (b) a Guest means an individual not assigned to that housing unit who is on the premises with the permission and accompaniment of a Resident. This includes non-resident University students and individuals unaffiliated with the University; and (c) a Resident Host is a Resident who invites, signs in, and assumes responsibility for a Guest.

- Resident Hosts are responsible for the conduct and compliance of their Guests at all times. This includes ensuring that Guests are aware of and adhere to all applicable University policies and Resident Hall regulations as set forth in this contract and the Student Handbook. Guests who violate such policies and regulations may be required to leave immediately and held accountable for their actions. Resident Hosts will be held accountable for any misconduct by their Guests under the Student Code of Conduct and may lose their guest privileges.
- Guests are not allowed during the first two weeks of classes at the beginning of the fall and spring semesters, during finals week, and during the Thanksgiving, Winter, and Spring breaks.
- Resident Hosts must be physically present when meeting their Guests at the Residence Hall entrance and must complete the guest sign-in process at the front desk with appropriate identification from both parties. Please note that Guest sign-in procedures may vary between buildings. Guests must remain escorted by their Resident Hosts at all times while in the building. Unescorted Guests may be denied entry or removed from the premises.
- Residents are not permitted to host more than two (2) Guests at any one time. Residents are not permitted to host more than two (2) overnight Guests within any ten-day period (between 1:00 a.m. and 7:00 a.m.). No Guest may stay overnight in a Residence Hall for more than five (5) nights in total per calendar month, whether with the same host or different hosts. Guests under the age of 16 are not permitted to stay overnight in the Residence Halls. Residents must contact the Office of Residence Life to discuss overnight visits by any Guests under the age of 18 at least two days prior to the scheduled visit. The University reserves the right to restrict the number of Guests or revoke guest privileges at any time without prior notice.

30. Furniture: Furniture supplied by the University must remain in its designated location (e.g., room, lounge, kitchenette, etc.). Residents may rearrange furniture within their rooms but may not disassemble, exchange, or relocate it outside of the room. Furniture not provided by the University (e.g., futons, sofas, papasan chairs, bean bags, etc.) is prohibited from the Residence Halls. Residents are responsible for damage or replacement costs upon check-out.

31. Solicitation: Commercial activity, solicitations, or advertising (in written signs or e-mail messages) in the Residence Halls is prohibited without prior approval from the Office of Residence Life. Residents are prohibited from operating any business or commercial venture from their rooms.

32. Sports: Sports and athletic activities are prohibited within Resident Halls, including but not limited to, wrestling, basketball, baseball, soccer, football, hockey, golf, skating, skateboarding, running, rollerblading,

playing Frisbee, catch, ping-pong, pickleball, and riding bicycles or scooters. Athletic activities must occur only in areas designated for that purpose outside of the Residence Halls.

33. Immunization Requirements: Residents in University-sponsored housing are required to submit proof of immunizations required by Massachusetts law and the MCPHS University Immunization Policy prior to their move-in date. See: <https://www.mcphs.edu/student-life/student-immunization-compliance-office>.

34. COVID-19 and Other Pathogens of Concern: Residents must comply with all COVID-19 and other pathogen-related policies in effect during occupancy, including future policies as enacted. Policies are subject to change and should be regularly reviewed by Residents. All COVID-19 information and policies can be found here: <https://www.mcphs.edu/about/covid>. The University will evaluate policies regularly and base them on current public health guidance.

The University will have the right, upon reasonable notice to Residents, to terminate Student Residential Housing Contracts for public health reasons, including COVID-19. In such cases, the University will offer fair and reasonable reimbursements of housing fees for impacted Residents as determined in its sole discretion.

35. Quarantine and Isolation: At any time, the University may request or require a Resident to leave their assigned space in University housing or to leave University housing entirely when the University determines, in its sole discretion, that the Resident's continued presence in the housing community poses a health or safety risk for community members. Residents will be required to quarantine within their Residence Hall room if the University deems it appropriate to do so. If another Resident who is a Resident of a shared apartment or suite is required to quarantine or isolate, all the other Residents of the apartment or suite may be required to quarantine. Residents who fail to comply will be deemed to be in violation of their Student Residential Housing Contract and may be subject to an emergency removal from their assigned space. Removal for quarantine or isolation does not constitute a termination of this contract.

36. Miscellaneous:

- (a) No delay or omission by the University in exercising any rights constitutes a waiver of that or any other right. Any waiver or consent given by the University on any one occasion applies only to that instance and will not be construed as a bar or waiver of any right on any other occasion.
- (b) If any provision of this contract is found to be invalid, illegal, or otherwise unenforceable, the validity, legality and enforceability of the remaining provisions will in no way be affected or impaired.
- (c) This contract may not be assigned or transferred.
- (d) This contract will be governed by Massachusetts law. Any legal action in connection with this contract will be brought and maintained only in the courts of the Commonwealth of Massachusetts and only in Suffolk County, and the Resident consents to the exercise of personal jurisdiction over them by, and venue in, that court. The prevailing party in any litigation arising from or associated with this contract will recover its attorney's fees and any costs incurred from the other party.
- (e) This contract is the entire agreement between Resident and the University regarding the subject matter, superseding all prior proposals both oral and written, negotiations, representations, commitments, and other communications between the parties, and may only be amended or supplemented in writing, signed by both parties.

Student Verification

I, the undersigned student, agree to pay Residence Hall charges to the University in accordance with the published payment schedule. I understand that my occupancy is contingent upon full payment of all room fees. Failure to meet payment deadlines will constitute breach of this contract and result in the loss of my housing assignment.

I hereby acknowledge that I have read the 2026-2027 Student Residential Housing Contract and the MCPHS University Student Handbook at <https://my.mcphs.edu/en/departments/student-affairs/student-handbook> and understand that University policies, federal law, and laws of the Commonwealth of Massachusetts are applicable to this contract.

BY SIGNING THIS CONTRACT, I ACKNOWLEDGE THAT I HAVE READ THIS CONTRACT, UNDERSTAND THE TERMS IT CONTAINS, AND AGREE TO ABIDE BY THOSE TERMS.

Student signature

Print name

Date