

California State University, Fullerton

Student Housing License Agreement

Academic Year 2026-2027

I. TERMS AND CONDITIONS

- (A) This Student Housing License Agreement is entered into between the Trustees of the California State University, which is the State of California acting in a higher education capacity ("CSU" or "University"), on behalf of California State University, Fullerton, hereinafter called the "University", and the designated student, hereinafter called "Licensee".
- (B) In consideration of the right to occupy an assigned bed space within the student housing facilities at the University and participate in a meal plan, Licensee hereby agrees to make payment to the University in accordance with the Student Housing License Agreement Payment Plan as established by Student Business Services on <https://sbs.fullerton.edu/students/important-dates/>
- (C) The use of student housing facilities at California State University, Fullerton, is subject to Article 5 - Housing and Article 6 - Meals (Sections 42000 through 42103) of Subchapter 5 of Chapter 1 of Division 5 of Title 5 of the California Code of Regulations.
- (D) **This is a legal and binding agreement for the entire 2026-2027 academic year.** The Licensee understands and agrees that the terms and conditions herein constitute a license agreement between the University and the Licensee for the entire period of occupancy outlined below. Licensee hereby acknowledges that they will receive a copy of this license agreement for their records after their application is submitted.
- (E) Licensee agrees to comply with the Student Housing License Agreement and any subsequent amendments sent through university official emails.
- (F) Licensee shall not transfer or sublet their rights and obligations in this Student Housing License Agreement.
- (G) It is understood and agreed by the Licensee and the University that neither a lease nor any other interest in real property is created by this Student Housing License Agreement.

II. OCCUPANCY

- (A) The University hereby grants the Licensee a meal plan and permission to occupy a bed space within the student housing facilities as a licensee for the fee period unless sooner canceled under the provisions of the 2026-2027 Student Housing License Agreement.
- (B) The University shall assign Licensee to a specific room without regard to race, color, national origin, sex, age, disability, creed, religion, sexual orientation, gender identity, gender expression, veteran status, and does not guarantee specific rooms, halls, or roommates.
- (C) The University shall have the right to reassign the Licensee to a different room without the consent of the Licensee during the term of the Student Housing License Agreement. The University reserves the right to change room or hall assignments and/or roommates to consolidate vacancies.
- (D) **Period of Occupancy: Saturday, August 22, 2026, at 9 a.m., as indicated in Licensee's Student Housing Portal; through Friday, May 14, 2027, at 2 p.m.**, unless otherwise indicated in the student's Student Housing Portal and communication provided through university official emails. It is at the sole discretion of the University to modify the *Period of Occupancy*. Any request by the Licensee to extend the *Period of Occupancy* is subject to the University's sole discretion, and the Licensee may be required to furnish additional documentation, to agree to additional or different terms, and to sign additional legally binding agreements.
 - (1) **Winter Closure:** The Housing Community (including all Residence Halls, Suites, and Apartments) closes, and licensee must vacate for Winter Recess by Friday, December 18, 2026, at 2 p.m. The Housing Community reopen Monday, January 18, 2027, at 9 a.m. Requests to stay over the Winter Recess must be received and approved at least one month prior to the closure date.
 - (2) **University Closures:** The Licensee acknowledges that during periods when the University is officially closed (including holidays, emergency closures, or administrative closures), certain services may be reduced or unavailable. These services may include, but are not limited to, custodial services, maintenance response, package delivery and processing, utilities, electrical power, internet/Wi-Fi, and administrative support. Such closure shall not automatically result in a refund.
- (E) Licensee who does not take possession of the bed space offered by the University is not released from the Student Housing License Agreement. The Licensee is responsible for paying any obligation due to the University for the period of the Student Housing License Agreement. The University shall not incur financial loss.
- (F) **Double Occupancy** is defined as a Licensee taking over a vacant space because a roommate has not been assigned, or their roommate has moved out without the University's consent via a signed License Agreement for that space. Housing and Residential Engagement reserves the right to fill any vacancies at any time. Licensee who engages in conduct designed or intended to dissuade or intimidate other students from moving into a room or who otherwise attempts to manipulate the housing assignment process may be subject to student conduct action and additional fees for double occupying of spaces. If someone is assigned a roommate at any time during the fall or spring semester or when they leave for the winter break, they must be prepared to receive that person by ensuring the following:
 - (1) One (1) bed should be cleared and unobstructed
 - (2) One (1) desk should be emptied and cleared

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- (3) One (1) set of drawers should be emptied and available
- (4) One (1) closet or wardrobe should be emptied and made available (half closet in double apartments)
- (5) All assigned university furniture is present in the room

III. ENHANCEMENT OF EDUCATIONAL EXPERIENCE

- (A) The University shall maintain professional staff to work with students to develop a community within the student housing facilities to enhance students' educational experience at the University. The University may provide opportunities for input by Licensee into the development of the community.
- (B) Licensee agrees to recognize the importance of maintaining the student housing facilities as an environment that is conducive for fellow students to study, live and sleep. While in the student housing facilities, Licensee agrees to adhere to established quiet and courtesy hours and not to disturb this environment during said hours. During posted quiet hours, it is each resident's responsibility to be certain that no noise can be heard outside of their room or apartment or in neighboring rooms, halls, shared common spaces, or outside of the building. Residents are expected to monitor their sound levels at all times.
- (C) The University will consider Licensee's requests for reasonable accommodations in accordance with Federal and State laws. Licensees seeking additional support services (such as an emotional support animal) will be referred to Disability Support Services, and requests will be approved based on recommendations from the Director of Disability Support Services.
- (D) In the event the Licensee is approved to have an emotional support animal (ESA) reside on the Premises, the Licensee will be required to present all requested documents before the approved animal can occupy the premises.
- (E) Cleaning, damage, and/or pest control resulting from the emotional support animal will be charged to the Licensee.
- (F) The University shall have the right to reassign the Licensee to a different room without the consent of the Licensee during the term of the Student Housing License Agreement. The University reserves the right to change room or hall assignments and/or roommates to consolidate vacancies this includes but is not limited to re-assignment due to the need to accommodate a disability of Licensee or any of their roommates/suitemates.

IV. MAINTENANCE OF PREMISES

- (A) The University shall provide the Licensee with the furnishings, and the Licensee will maintain them in the condition noted on the Room Condition Report (RCR) for the academic year 2026-2027. Licensee agrees to give reasonable care to their living unit and its furnishings and to make payment for any damage or loss promptly upon demand by the University. The Licensee shall vacate the living unit in good condition, normal, and reasonable wear and tear excluded. In the event the Licensee fails to maintain the living unit in good order and repair, the Licensee shall pay the University the reasonable costs incurred in returning the living unit to a condition of good order and repair. As used herein, "good condition" shall refer to a living unit that functions properly, with minimal damage and insignificant signs of wear and tear from consistent use. Cleaning, damage, and/or pest control resulting from unauthorized pets will be charged to the Licensee.
- (B) The Licensee shall make no alteration to the student housing facilities without the written permission of the University. Licensees who have made alterations to the premises will incur all fees associated with the cost of returning the premises to their original condition as determined by the University.
- (C) Licensee shall not possess any flammable material, firearms, ammunition, fireworks, explosives, dangerous weapons, or any other material or instrument which, in the opinion of university authorities, poses an unreasonable risk of damage or injury.
- (D) The Licensee shall not abandon property/possessions for disposal by the University. Licensees who abandon property or possessions on the premises will incur all fees associated with the cost of disposal. Unclaimed personal property will be disposed of in accordance with Title 5 (5 CCR 42375) and California Civil Code Section 2080.8.
- (E) Only furniture designed for outdoor use is permitted on patios and balconies. Hammocks, barbecues, University furniture, clotheslines, trash/recycling bags and refuse containers, sporting equipment, or unsightly items are prohibited on patios and balconies. Items, including but not limited to clothing, rugs, and blankets, cannot be hung on balcony railings. The licensee is not to use windows, patios, or balconies as a means of entrance or exit.
- (F) Housing and Residential Engagement reserves the right to enter spaces to perform preventive and emergency maintenance work (See Right of Entry, Section XVIII). Licensees are expected to submit maintenance work orders for their spaces once they become aware of the issue to keep Housing and Residential Engagement informed of facilities-related issues.
- (G) Housing and Residential Engagement provides custodial services to only common spaces throughout the residential community. For Residence Halls, this includes common bathrooms, active rooms, study rooms, passive rooms, elevators, hallways, stairways, and laundry facilities. For Suites and Apartments, this includes study rooms, elevators, hallways, stairways, trash rooms (if applicable), and laundry facilities.
- (H) Housing and Residential Engagement does not provide custodial services to individual bed spaces, suites, or apartments unless it is during a transition period when residents move out and move in. Housing and Residential Engagement reserves the right to enter the facility with vacant bed space for cleaning purposes to prepare for a new occupant. Should belongings be found on the

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vacant bed space/room/apartment, Housing, and Residential Engagement reserves the right to move/pack them, and Licensees will be issued a cleaning/room readiness charge.

- (I) The Licensee shall not dispose of personal trash in the common areas throughout the residential community; disposing of personal trash in common areas is prohibited in the Student Housing Policies. All trash must be properly disposed of in the designated dumpster or garbage collection areas as instructed by the Housing and Residential Engagement. Dumpsters are located behind the Juniper/ Acacia roundabout, Fig/Elm, Holly, and Redwood.
- (J) The Licensee is expected to maintain their assigned room, its furnishings, and public areas in the same condition in which they were found and reported in the Room Condition Report (RCR). Repairing or replacing an item due to vandalism or recklessness creates an unnecessary inconvenience and cost for everyone. As such, vandalism, misuse, or abuse of State or personal property is forbidden. The Licensee found in violation of this policy will be held financially responsible for the replacement and/or repair of damaged property. Violations of this section may result in immediate cancellation of the Student Housing License Agreement, referral to the University Police, and referral to the Office of Student Conduct.
- (K) Motorized Vehicles: e-Bicycles, e-scooters, e-skateboards, segways or hoverboards, etc.
 - (1) Motorized vehicles may be parked in designated areas only. No motorized vehicles may be parked or stored inside Housing facilities. Improperly stored vehicles will be removed, and the removal cost, along with any related charges, will be the licensee's responsibility. Use, possession, and storage of hoverboards is prohibited from all residential facilities.
 - (2) The use of e-bicycles, e-scooters, e-skateboards, segways or hoverboards, etc. is prohibited inside Housing facilities.
 - (3) e-Bicycles, e-scooters, e-skateboards, segways or hoverboards, etc., may not block entrances, exits, or sidewalks around Housing facilities.
 - (4) Licensee may not use their room and utilities to charge any micro-mobility device (such as an e-scooter).
 - (5) Performing tricks on e-bicycles, e-scooters, e-skateboards, segways or hoverboards, etc., is prohibited in or around all residential facilities
 - (6) Charging a motorized vehicle (e-Bicycles, e-scooters, e-skateboards, segways or hoverboards, etc.) in the Student Housing Community is a fire code violation.
- (L) Laundry Facilities: Laundry rooms are available for use by current student housing residents only. Licensee is responsible for monitoring their laundry. Any reports of suspected theft may be submitted to the CSUF Police Department. Laundry that is unclaimed or left unattended for an extended period will be removed by housing staff.
- (M) The Licensee acknowledges that part of residing in a community environment is the shared responsibility to maintain cleanliness. The Licensee agrees to uphold a standard level of sanitation and hygiene within their living area. Violations of this policy may include, but are not limited to, excessive trash, rotting food, items obstructing egress, offensive odors, and similar conditions. Failure to meet the established sanitation standards may result in damage charges and/or initiation of the conduct process. Additionally, the Licensee acknowledges that issues regarding personal hygiene, as deemed necessary, may result in follow-up by Housing and Residential Engagement staff.
- (N) Housing and Residential Engagement and the campus may experience ongoing construction projects. The Licensee acknowledges that there may be increased noise, dust, and intermittent disruptions in power, water, Wi-Fi, parking, pedestrian walkways, and traffic.

V. FURNITURE

- (A) Furniture in residence halls, suites, apartments, study rooms, active rooms, and passive rooms are meant to be used by the Licensee of the assigned area and, therefore, are not to be removed. If moved, there may be a fee to have furniture moved back to the appropriate area by Housing staff, and/or a fee for damaged furniture will also be assessed. Any such fee shall be prorated by room, suite, apartment, or floor in cases where individual responsibility cannot be ascertained.
- (B) The University does not guarantee the provision of any specific furniture in the unit and reserves the right to change out University-provided furniture at its discretion. Waterbeds of any type and lofted beds not installed by the university are not allowed. University room furniture cannot be stored to accommodate the Licensee's own furniture. The Licensee may submit a work order request on the Housing Portal to have their bed raised or lowered. Use of any unapproved furniture to raise or loft beds is prohibited. The Licensee will return all room furniture to its original position before moving out. Failure of the Licensee to return furniture to the original positions in the room or movement of common area furniture by the Licensee will result in additional charges and billed to the Licensee's account. Removal of furniture from Licensee's room and public areas is considered theft.
- (C) Lofted Beds / Bunk Beds for Residence Hall Spaces
 - (1) **Mandatory Safety Rails:** A bed rail and ladder are provided for each bunked or lofted bed and must be used and remain in place to ensure proper use of the bed. Rails must be permanently installed on all bunk and lofted beds at all times.
 - (2) **Ladder Use:** Ladders must be installed, and ladders or other specifically designated equipment to enter and exit the bed are required and may not be removed. Items that may cause a person to trip or fall are not permitted to be hanging on or attached to ladders.
 - (3) **Bed Placement:** Beds must not obstruct exits, windows, or escape routes in case of emergencies.

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- (4) **Mattress Regulations:** Mattresses must comply with size and depth specifications, and personal mattresses require approval. Mattress toppers must leave at least 5 inches of clearance from safety rails.
- (5) **Corrective Action:** failure to follow safety guidelines, including but not limited to removal of the safety rail(s) and/or ladders, failure to comply with a university directive regarding safety rails and ladders, or use of an inappropriate mattress or mattress topper, will result in disciplinary action.

VI. CANCELLATION OF STUDENT HOUSING LICENSE AGREEMENT (BY LICENSEE)

- (A) Licensee must request to cancel a reservation for a bed space and meal plan by giving written notice to the University by completing the cancellation process online: <https://www.fullerton.edu/housing/current-students/cancellation.html>
- (B) Cancellation requests PRIOR to or on Monday, July 6, 2026, must be submitted through the Student Housing Application Portal.
- (C) Cancellation requests STARTING Monday, July 6, 2026:
 - (1) The Licensee may request a cancellation in writing after Monday, July 6, 2026, but the University, **in its sole discretion**, will decide whether to grant or deny the request to vacate.
 - (2) In addition to the possible causes for revocation as listed in Article VI, Licensee may request a cancellation for the following reasons, with verification: (1) Student-initiated, non-disciplinary end of student status; or (2) Change in legal family status. Cancellations approved with verification for any other reason may be considered only if the University will not incur financial loss.
- (D) The Licensee is financially responsible for all fees through the date of cancellation approval by the University. Additional fees may be assessed if the University is unable to replace Licensee without incurring financial loss.
- (E) Cancellation requests by minors: In the event that Licensee is under the age of 18 at the time the Student Housing License Agreement cancellation request is submitted, the request for cancellation of the Student Housing License Agreement must be accompanied by the written consent of a parent or legal guardian.
- (F) Licensee must have all necessary information and documentation before submitting the request form for review.
- (G) The Licensee's obligation under the Housing License Agreement shall not be deemed canceled by stopping payment on checks or canceling through university admissions. Formal withdrawal from CSU Fullerton does not release the Licensee from their financial obligations to Housing and Residential Engagement and the University. This includes, but is not limited to, the following situations:
 - (1) Denied or rescinded admission
 - (2) Choosing not to attend the University
 - (3) Finding off-campus housing
 - (4) Not showing up on move-in day
 - (5) Moving out mid-semester without notice
- (H) Cancellation Types:
 - (1) Cancellation for waitlisted Licensee without a housing assignment.
 - (2) Cancellation for Licensee with a housing assignment but has not checked into the space.
 - (3) Cancellation for Licensee who is a current resident and would require a checkout process.
- (I) Request Submission Requirements:
 - (1) Licensee's full name
 - (2) Campus Wide ID (CWID)
 - (3) Housing Assignment (if applicable)
 - (4) Reason for Cancellation
 - (5) Student CSUF Email
 - (6) Official and valid supporting documentation
 - (7) Abiding by the cancellation deadlines outlined in section VI of the Student Housing License Agreement.
- (J) Eligible Approved Reasons to Request Cancellation after taking occupancy of space:
 - (1) Withdrawal from CSU Fullerton
 - (2) Medical withdrawal (for Licensee only; documentation is required and must be submitted to the Office of Disability Support Services)
 - (3) Change in legal family status (for Licensee only; CSU Fullerton does not currently offer any family housing, e.g. campus-provided housing for students with dependents or who desire to live with a spouse or partner)
 - (4) Graduation (graduating at the end of Fall 2026)
 - (5) Study Abroad (for full semester only)
 - (6) Stop-Out/Leave of Absence (taking zero units)

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(7) Unexpected, Sudden, and Severe Financial Hardship is defined as an unanticipated and involuntary change in financial circumstances occurring after execution of the Housing License Agreement that could not have been reasonably foreseen at the time the Licensee accepted financial responsibility for the full academic year. Such hardship must materially impair the Licensee's or their family's ability to meet contractual payment obligations. Qualifying circumstances may include, but are not limited to, the involuntary loss of employment of a parent, guardian, or primary financial contributor; a substantial and unexpected reduction in household income; or other comparable financial events beyond the control of the Licensee.

a. Financial circumstances that were known, reasonably foreseeable, or assumed at the time of contract execution shall not constitute an unexpected, sudden, and severe financial hardship. By signing the Student Housing License Agreement, the Licensee acknowledges and agrees to be financially responsible for all terms, fees, and obligations associated with Housing for the full license period, regardless of personal or family financial circumstances. **This includes, but is not limited to, circumstances such as not receiving anticipated or expected financial aid, scholarships, grants, loans, or other funding; changes to financial aid eligibility or award amounts; delays in disbursement; or voluntary changes in employment or income.**

(K) Documentation Requirement: For the Licensee's cancellation request to be considered, the Licensee must submit official supporting documentation.

(1) Such documentation may include, but is not limited to, the following: official confirmation of withdrawal from the Office of the Registrar, confirmation or acceptance email for a Study Abroad Program, approval from Disability Support Services for medical reasons, or a Graduation Candidate confirmation email or screenshot.

(2) Requests for cancellation based on unexpected, sudden, and severe financial hardship must be supported by verifiable documentation demonstrating the qualifying change in financial circumstances. Acceptable documentation may include, but is not limited to, termination or layoff notices, unemployment benefit statements, recent pay stubs reflecting a substantial reduction in income, or official letters from an employer or financial institution. Documentation must clearly show that the financial hardship occurred after execution of the housing contract and is involuntary in nature.

(3) All documentation must be provided in PDF format and must clearly include identifiable information, such as the Licensee's CWID and full name. To be considered for review, the resident must submit all relevant supporting documentation in the request form submission. Additional documentation may be requested as needed. Failure to provide adequate supporting documents will result in the denial of the request to vacate.

(L) Non-Eligible Reason for Cancellation: If the cancellation does not fall under the eligible reasons listed above, please select "Other" on the request form and explain the reason(s). Please note, that requests based on non-eligible reasons are not guaranteed approval.

(M) Housing and Residential Engagement has sole discretion in deciding whether to approve or deny these requests. The Licensee must submit all relevant supporting documentation and their request. Additional documentation may be requested. Failure to provide adequate supporting documents will result in the denial of the request.

(N) Concerns about living experience: Any concerns about a roommate conflict or facility-related issues, Licensee is encouraged to contact their Community Coordinator or alert the Housing Office staff for assistance. Room change options may be offered if available. A roommate conflict is not an eligible reason to request to cancel without written approval by the Housing and Residential Engagement team.

(O) Deadlines for Request to Cancel (Assigned; BEFORE Move-In)

(1) Academic Year Application (Fall Move In)

a. Cancellation Request Submission Deadline: July 6, 2026, by 11:59 PM. The Applicant must submit the Request to Cancel online by this date for review. Submissions received by this deadline will not incur additional cancellation fees.

b. Post Cancellation Deadline (July 6 – July 22, 2026): During this period, the Applicant must submit the Request to Cancel online. The Licensee may be financially responsible for all housing charges up to the first installment amount or up to 30 days of room and board fees due to the reassignment and new Licensee move-in process, as well as the financial impact on the University.

c. Cancellation 1 month before the start of occupancy (starting July 22, 2026): The Applicant must submit the Request to Cancel online. Cancellation will only be approved for the following reasons: Withdrawal from the University or Change in Family Status. No other approvals will be granted, and the Licensee will remain financially responsible for all housing and meal plan charges for the full academic year. Failure to take occupancy of the space does not release Licensee from financial obligations

(2) Spring 2027 Housing Only:

a. Cancellation Request Submission Deadline: November 1, 2026, by 11:59 PM. The Applicant must submit the Request to Cancel online by this date for review. Submissions received by this deadline will not incur additional cancellation fees.

b. Post Cancellation Deadline (November 1– December 18, 2026): During this period, the Applicant must submit the Request to Cancel online. The Licensee may be financially responsible for all housing charges up to the first installment amount or up to 30 days of room and board fees due to the reassignment and new Licensee move-in

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process, as well as the financial impact on the University.

- c. Cancellation 1 month before the start of occupancy (starting December 18, 2026): The Applicant must submit the Request to Cancel online. Cancellation will only be approved for the following reasons: Withdrawal from the University or Change in Family Status. No other approvals will be granted, and the Licensee will remain financially responsible for all housing and meal plan charges for the full academic year. Failure to take occupancy of the space does not release Licensee from financial obligations

(P) **Deadline for Request to Cancel (AFTER Move-In):**

(1) Early Termination: If the Licensee wishes to vacate early (before May 14, 2027), they must submit a request online for review by the Housing and Residential Engagement Department. The Licensee will be responsible for the full housing fees until the cancellation is approved by the Housing Office. If approved, the Licensee will pay prorated housing fees, any damages, and up to 30 additional days of housing fees for unit reassignment. Please note that withdrawing from CSU Fullerton does not release the Licensee from their financial obligations to the University.

a. The eligible reasons for review:

- (i) Withdrawal from CSU Fullerton
- (ii) Medical withdrawal (for Licensee only; documentation is required and must be submitted to the Office of Disability Support Services)
- (iii) Change in legal family status (for Licensee only; CSU Fullerton does not currently offer any family housing, e.g. campus-provided housing for students with dependents or who desire to live with a spouse or partner)
- (iv) Graduation (graduating at the end of Fall 2026)
- (v) Study Abroad (for full semester only)
- (vi) Stop-Out/Leave of Absence (taking zero units)
- (vii) Unexpected, Sudden, and Severe Financial Hardship

(2) Cancellation at the End of Fall 2026 Semester: To vacate by 2:00 PM on Friday, December 18, 2026 (last day of finals week), the Licensee must submit a Request by December 4, 2026, by 11:59 PM. After this deadline, the Licensee will remain responsible for the Spring 2027 housing fees, and cancellation requests will not be reviewed until January or February 2027.

a. The eligible reasons for review:

- (i) Withdrawal from CSU Fullerton
- (ii) Medical withdrawal (for Licensee only; documentation is required and must be submitted to the Office of Disability Support Services)
- (iii) Change in legal family status (for Licensee only; CSU Fullerton does not currently offer any family housing, e.g. campus-provided housing for students with dependents or who desire to live with a spouse or partner)
- (iv) Graduation (graduating at the end of Fall 2026)
- (v) Study Abroad (for full semester only)
- (vi) Stop-Out/Leave of Absence (taking zero units)
- (vii) Unexpected, Sudden, and Severe Financial Hardship

- (Q) Vacating by December 18, 2026: Residents who are approved to cancel and are not continuing into Spring 2027 must vacate by 2:00 PM on Friday, December 18, 2026. Move-out must be approved in writing. Failure to vacate by this time will result in an improper checkout fee.
- (R) Failure to Vacate or Non-Compliance: Stopping payment on checks, moving out without notice, or canceling through university admissions will not release the Licensee from their Housing License Agreement. The Licensee will remain financially responsible for all housing fees, including Spring 2027.
- (S) Cancellation at the start of Spring 2027 Semester: Licensee currently living in the housing community from Fall 2026 who wish to cancel their Spring 2027 will remain responsible for the Spring 2027 housing fees, and Requests received after December 4, 2026, will not be reviewed until February 2027. Licensee will still be responsible for the first installment payment for Spring 2027 housing, and potentially the full semester, if the request is not approved.
- (T) Final Billing: Any remaining housing fees, damage charges, or refunds will be processed through Licensee's student account. Post Move Out Inspection will be conducted to assess the space for cleanliness, damages, and compliance with Checkout Procedures and Guidelines provided to Licensee. Any charges for damages or missing housing properties will be assessed and reflected in Licensee's student financial account.
- (U) Refund Eligibility: If the Licensee meets the cancellation requirements outlined in the License Agreement Terms & Conditions and the cancellation request is approved, the Licensee may be eligible for a prorated refund based on the release date. However, a refund is not guaranteed, and the Licensee should expect to be financially responsible for the full term of their charges. The refund process differs depending on whether the cancellation occurs before or after move-in.

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VII. REVOCATION OF STUDENT HOUSING LICENSE AGREEMENT (BY UNIVERSITY)

- (A) A campus president or designee may revoke a reservation or licensee for the following reasons:
- (1) Disciplinary action taken against the licensee pursuant to Sections 41301-41304 of Article 2 of Subchapter 4 of Chapter 1, Division 5, Title 5
 - (2) Because of administrative necessity of the campus
 - (3) Licensee's failure to maintain status as a student as defined by Section 42000 (other than pursuant to discipline)
 - (4) Licensee's breach of any of the terms and conditions of the license, including failure to pay required fees. Whenever the campus president or designee revokes a reservation or a license, he or she shall give the licensee reasonable notice of the revocation. Notice of revocation of a license shall be served in the manner prescribed by Section 1162 of the Code of Civil Procedure
- (B) License acknowledges and has understanding of Title 5 of the California Code of Regulations.
- (C) Failure of the Licensee to maintain status as a student at the university due to academic dismissal or all other withdrawals. Residents must be regularly enrolled in an approved academic program as a matriculated student, taking courses through Open University/Extended Education does not qualify. Licensee must be a regularly enrolled student who remains in an approved academic program throughout the license period. If the Licensee's provisional admission is rescinded, or Licensee is academically disqualified, the Licensee may not occupy a bed space within the Housing facilities. Licensee is responsible for notifying the Housing and Residential Engagement Office directly to cancel their Housing License Agreement in writing. Once the cancellation letter is received, the License Agreement will be revoked, and the Licensee will be released from the License Agreement. Dropping below the minimum unit requirement is not a ground for cancellation under Article V above and will not release the Licensee from the obligation to pay any housing-related fees. The University may, at its sole option and discretion, revoke this License in accordance with the provisions herein if the Licensee fails to enroll in the minimum units, or drops below the minimum unit requirement after the beginning of the academic fee period.
- (D) Licensee's breach of any of the terms or conditions of this Student Housing License Agreement.
- (E) Administrative necessity of the University.
- (F) The University shall provide Licensee not less than three (3) days' notice in the event of an occurrence described above, except in cases of emergency.
- (G) Revocation of this Student Housing License Agreement shall not release the Licensee from paying any obligation due to the University for the *Period of Occupancy*. The Licensee is financially responsible for all fees through the *Period of Occupancy*.
- (H) In the event the Licensee is placed on interim suspension from the University during the *Period of Occupancy* defined in Section II (D), the Licensee shall be ineligible to live in Student Housing through the duration of the interim suspension period or as indicated by formal notice from Housing and Residential Engagement and shall not be entitled to any refund or reimbursement of housing fees paid.

VIII. ABANDONMENT OR CANCELLATION BY LICENSEE

- (A) Except as permitted in Article VI, cancellation of this Student Housing License Agreement or abandonment of the premises by the Licensee shall not release the Licensee from paying any obligation due to the University for so long as the University does not terminate Licensee's right to an assigned bed space.
- (B) In the event of cancellation or abandonment, Licensee shall have the right to be released from this Student Housing License Agreement if a suitable replacement is found by the University, pursuant to campus regulations and with the consent of the University, which consent shall not unreasonably be withheld.
- (C) Failure to comply with outlined Student Housing instructions regarding vacating the premises could result in an improper checkout fee \$120 in addition to the charges posted to Licensee's account. Abandoned premises shall have secondary priority for replacement after students who completed a request for Student Housing License Agreement cancellation. See Article IV, Section (D) for information regarding abandoned property.

IX. VACATING STUDENT HOUSING FACILITIES

- (A) Licensee shall vacate the student housing facilities upon the expiration of the *Period of Occupancy* or upon revocation, cancellation, or termination of this Student Housing License Agreement, whichever occurs first. When vacating the student housing facilities, the Licensee shall remove all personal property, leave the assigned bed space in good condition as defined in Article IV, Section (A) and return bedroom keys and mailbox keys (if applicable) as instructed to avoid replacement key fees of \$50 per key not returned. If the Licensee fails to complete a proper checkout, the University may assess an improper checkout fee of \$120.

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X. DESTRUCTION OR UNAVAILABILITY

- (A) In the event that a bed space is destroyed or becomes temporarily or permanently unavailable as the result of conditions not reasonably foreseen at the time this Student Housing License Agreement is made, Licensee shall be entitled to a full refund prior to occupancy or to a prorated refund of any fees applicable to periods after Licensee is required to vacate, or relocation to a different bed space if available.
- (B) Such conditions include but are not limited to damage caused by floods, landslides, fire, earthquake, other natural disasters; vandalism; public health emergencies including pandemics; civil disorder; compliance with state or federal law; unanticipated interruption of basic services because of labor strife; or lack of availability due to construction delays.

XI. REFUNDS

- (A) In instances of requests for cancellation, revocation, or vacating, Licensee shall owe fees regardless of whether Licensee ever assumed actual occupancy and regardless of whether a licensee who has assumed actual occupancy moves out of the facilities prior to the designated period of obligation. The campus shall refund all money collected in excess of such obligation as soon as reasonably possible.

XII. TREATMENT OF INDEBTEDNESS

- (A) Failure of Licensee to satisfy the financial obligations in accordance with the fee schedule in this Student Housing License Agreement may result in the following:
- (B) Imposition of a late fee, in accordance with the fee schedule (Article XXIV, Section (D)).
- (C) Revocation of the Student Housing License Agreement and eviction from the premises.
- (D) Withholding of University services pursuant to Sections 42380 and 42381 of Article 11 of Subchapter 5 of Chapter 1 of Division 5 of Title 5 of the California Code of Regulations. This includes:
 - (1) Denial of registration.
 - (2) Offset of paychecks, loans, grants, or scholarships payable through the University, and/or income tax refunds or rebates.
 - (3) Legal action to collect unpaid obligations.

XIII. NON-WAIVER

- (A) The waiver of any breach of a term or condition of this Student Housing License Agreement shall not constitute a waiver of any subsequent breach.

XIV. TAXABLE POSSESSORY INTEREST

- (A) It is the position of the University that this Student Housing License Agreement does not create a taxable possessory interest in real property. However, pursuant to Revenue and Taxation Code 107.6, the Licensee is hereby notified that a taxing authority may take a contrary view and may assess the Licensee's property taxes based on the Licensee's interest in this Student Housing License Agreement.

XV. SOLICITATION/COMMERCIAL USE

- (A) No advertising, selling, or commercial solicitation is permitted in the student housing facilities without prior approval of the Executive Director, Housing and Residential Engagement. The student housing facilities cannot be used by the Licensee to house or host commercial interests or to conduct business endeavors.

XVI. MEGAN'S LAW DISCLOSURE

- (A) Pursuant to section 290.46 of the Penal Code, information about specific registered sex offenders is made available to the public via a website maintained by the Department of Justice at the following link: www.meganslaw.ca.gov. Depending on the offender's criminal history, this information will include either the address at which the offender resides or the community of residences and zip code in which they reside. California State University, Fullerton, is providing this notice in compliance with a legal requirement. This notice is not intended as a statement or implication that any University facility is susceptible to the activities of or has experienced any problems with sex offenders. This notice is only intended to make the law widely known.

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XVII. TITANCARD

- (A) Licensee must present their student University ID card ("TitanCard") or government issued picture identification when requested for access to the student housing facilities and for use of a meal plan. Presenting fabricated, falsified, or misrepresentative ID; permitting others to use any licensee's TitanCard for the purpose of improperly gaining access to student housing buildings, meal plans, use of equipment, or any other University service or facility is prohibited.

XVIII. RIGHT OF ENTRY

- (A) The University shall have the right to enter the premises occupied by the Licensee for emergency, health, safety, maintenance, occupancy checks or any other lawful purpose. The University shall exercise these rights reasonably and with respect for the Licensee's right to be free from unreasonable searches and intrusions into study or privacy. The University will lock all bedroom and exterior doors upon exiting the premises. The University shall not be responsible for, nor waive, lockout fees assessed to Licensee.
- (B) The University will attempt to provide at least a 24-hour advance notice of entry when possible, but is not required to do so.

XIX. ENERGY/UTILITIES

- (A) The cost of electricity, gas, water, sewer, trash, heat, and air conditioning utilities are included under the terms of the Student Housing License Agreement.

XX. INSURANCE

- (A) The University has no insurance to cover personal or property damage of the Licensee. Therefore, the University highly recommends that the Licensee obtain insurance such as a renter's policy.
- (B) During the period covered by this Student Housing License Agreement, Licensee is encouraged to obtain health and accident insurance, on either an individual or group basis.
- (C) The University assumes no responsibility for any property of the Licensee, which is stolen, damaged, vandalized, or destroyed in the housing facility at any time, including periods when the Licensee is not in occupancy or after the term of the occupancy has expired.

XXI. IMMUNIZATIONS

- (A) Immunizations offer safe and effective protection from vaccine-preventable diseases. The United States is experiencing a re-emergence of these diseases, in part due to factors such as un-immunized and under-immunized persons and global travel. The American College Health Association (ACHA) strongly supports the use of vaccines to protect the health of our individual students and our campus communities.
- (B) All new students beginning classes during the Fall 2026 term are required to comply with Cal State University Systemwide Immunization Requirements and Recommendations including the Hepatitis B immunization.
- (C) The Licensee acknowledges that there are inherent risks associated with living in a community among other people, including the risk of transmission of communicable diseases. Licensee further acknowledges that they have considered their own personal health status when choosing to live in this environment, and that they agree to assume the risks associated with this living arrangement.
- (D) Licensee agrees to comply with all applicable laws, orders, directives, and policies of the University and/or public health or government authorities related to any epidemic, pandemic, or other public health threat, including, but not limited to, COVID-19, H1N1, influenza, or other infectious diseases. These may include, but are not limited to, measures to limit the spread of illness such as requirements for vaccinations, protective masking, social distancing, limitations on guests, testing, isolation, quarantine, extended break periods or shelter in place directives, or other appropriate measures.

XXII. AGREEMENT AND FEES

- (A) Housing payments are processed by Student Business Services. Payments made will prioritize Tuition and Fees unless there is a past-due balance. Payments cannot be allocated toward a specific charge, such as housing fees.
- (B) All payments shall be due on or before the date specified by the Student Housing License Agreement installment schedule without demand or billing from the Housing Office. In order for the Licensee to take occupancy according to the start date specified in the Student Housing License Agreement, all tuition and fee payments along with the first installment housing payment, must be made. For periods of occupancy within any license period, but less than the complete license period, the student housing fees shall be prorated on a nightly basis. Each late payment made will be assessed a \$30 late fee, regardless of pending financial aid disbursements.

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- (C) The University reserves the right to revise room and board rates and any or all other charges upward or downward upon thirty (30) days' written notice.
- (D) **Application Fee:** A non-refundable \$50 application fee must accompany a signed copy of the Student Housing License Agreement. The \$50 application fee is non-refundable even if the license agreement is cancelled. The \$50 application fee does not apply toward Student Housing fees.
- (E) **Returned Payments:** Licensee will be charged any bank charges assessed to the University for returned payments.

XXIII. MEAL PLANS

- (A) **Meal Plan Options:** Housing and Residential Engagement shall provide the following meal plan options:
- (1) 7-Day Continuous Dining with \$200 Residential Dining Dollars per semester
 - (2) 5-Day Continuous Dining with \$200 Residential Dining Dollars per semester
 - (3) 100 Block with \$200 Residential Dining Dollars per semester (Apartment residents only)
- (B) The 7-Day Continuous Dining plan provides unlimited access to The Titan Dining Hall seven days each week during regular meal hours. The 5-Day Continuous Dining plan provides unlimited access to The Titan Dining Hall Monday through Friday during regular meal hours. Block meal plan provides 100 individual entrances to The Titan Dining Hall for any meal during regular meal hours. The 100-block plan is per semester, and unused swipes do not "roll over" from semester to semester. Each meal plan comes with \$200 of Residential Dining Dollars that can be used for purchases in Tuffy's Cafe or the Community Market.
- (C) **Issuance of Meal Plans:** All residents must select a meal plan. If Licensee does not indicate a choice between the meal plan options available, Licensee will automatically be assigned to the 7-Day Continuous Dining with \$200 Residential Dining Dollars per semester.
- (D) **Residential Dining Dollars:** Residential Dining Dollars are allocated at the beginning of each semester. Unused Residential Dining Dollars can "roll over" from the Fall Semester to the Spring Semester but expire at the end of the *Period of Occupancy*.
- (E) **Guest Meals:** Each meal plan includes 8 Guest Meals per semester. Unused Guest Meals do not "roll over" from semester to semester. Guest Meals are invalid during break periods, as outlined in Section G.
- (F) **Meal Service:** Continuous meal service hours are offered in The Titan Dining Hall seven days each week, including holidays except as noted below. Meal service in The Titan Dining Hall shall begin and end according to the following schedule:

	<i>First Meal Begins</i>	<i>Ends</i>
Fall 2026	Breakfast on Saturday, August 22, 2026	Lunch on Friday, December 18, 2026
Spring 2027	Breakfast on Monday, January 18, 2027	Lunch on Friday, May 14, 2027

- (G) **Holidays and Semester Breaks:** The Titan Dining hall will be closed, and Continuous Dining and Block meal plans will not be available on the following dates. Licensee may use Residential Dining Dollars or credit/debit card to access the limited dining services that may be provided during these periods. The University does not guarantee that any meal service options will be available during these breaks.
- (1) November 23 – November 27, 2026 (Fall Recess)
 - (2) December 19, 2026 – January 17, 2027 (Winter Recess)
 - (3) March 29 – April 2, 2027 (Spring Recess)
- (H) **Changing Meal Plans:** Meal plans for Fall Semester 2026 may be decreased until Monday, July 6, 2026 and will take effect on Saturday, August 22, 2026. Meal plans for Spring Semester 2027 may be decreased until Friday, December 18, 2026 and will take effect on Monday, January 18, 2027. Block meal plans may only be increased prior to the start of the semester. Continuous meal plans may be increased at any time. All meal plan change requests must be made in writing to the Housing Office. No credit or refund is allowed for meals not eaten or Residential Dining Dollars not used by Licensee. Each meal plan is nontransferable and is for the exclusive use of the licensee to whom it has been issued. If Licensee would like to request to opt out of the meal plan, a request must be made in writing to the Housing Office, but the University in its sole discretion, will decide whether to grant or deny the request to opt out.

XXIV. STUDENT HOUSING FEE PAYMENT INFORMATION

- (A) Student Housing fees include room and board as described in this Student Housing License Agreement as well as student programs, meals, activities, and services.
- (B) Due Dates for Fall 2026: August 14, 2026; September 14, 2026; October 14, 2026
- (C) Due Dates for Spring 2027: January 15, 2027; February 15, 2027; March 15, 2027
- (D) **2026-2027 Student Housing Fee Summary**

ROOM TYPE	ROOM	BOARD	PER INSTALLMENT	TOTAL
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RESIDENCE HALLS				
5-Day Continuous Meal Plan	\$14,985	\$4,787	\$3,295.33	\$19,772
7-Day Continuous Meal Plan	\$14,985	\$5,399	\$3,397.33	\$20,384
RESIDENCE HALLS (TRIPLE)				
5-Day Continuous Meal Plan	\$13,337	\$4,787	\$3,020.67	\$18,124
7-Day Continuous Meal Plan	\$13,337	\$5,399	\$3,122.67	\$18,736
SUITES (DOUBLE)				
5-Day Continuous Meal Plan	\$14,985	\$4,787	\$3,295.33	\$19,772
7-Day Continuous Meal Plan	\$14,985	\$5,399	\$3,397.33	\$20,384
APARTMENTS (SINGLE)				
100-Block Meal Plan	\$15,958	\$2,439	\$3,066.17	\$18,397
5-Day Continuous Meal Plan	\$15,958	\$4,787	\$3,457.50	\$20,745
7-Day Continuous Meal Plan	\$15,958	\$5,399	\$3,559.50	\$21,357
APARTMENTS (DOUBLE)				
100-Block Meal Plan	\$14,985	\$2,439	\$2,904.00	\$17,424
5-Day Continuous Meal Plan	\$14,985	\$4,787	\$3,295.33	\$19,772
7-Day Continuous Meal Plan	\$14,985	\$5,399	\$3,397.33	\$20,384

XXV. GOVERNING LAW

- (A) The validity, interpretation, and performance of this Agreement shall be governed by and construed in accordance with the laws of the State of California. The Parties agree that all actions or proceedings arising in connection with this Agreement shall be tried and litigated exclusively in the state courts located in the County of Orange, State of California

XXVI. INDEMNIFICATION CLAUSE

- (A) Licensee, to the fullest extent permitted by law, agrees to indemnify, defend, and hold harmless the State of California, Trustees, CSUF and each of their officers, agents, employees, volunteers, and representatives (collectively "Released Parties") from any and all claims, causes of action, complaints, losses, costs, or expenses, including reasonable attorney's fees and costs, damages, and/or liabilities (collectively "Liabilities") caused by, arising out of, or in any way connected with the performance of this License or the use by Licensee of Property, excepting any liability arising out of the sole negligence of the Released Parties.

XXVII. FORCE MAJEURE

- (A) CSUF reserves the right to postpone or cancel any scheduled use by licensee if, at the sole discretion of CSUF, weather conditions, field conditions, or other unforeseen circumstances or occurrences, including but not limited to fire, casualty, strikes, labor disputes, war, acts of God, pandemics, or other events of force majeure, render fulfillment of this License difficult or impossible to perform, either whole or in part ("force majeure"). In the event of force majeure, licensee shall be refunded only those fees which pertain to the use directly affected by the force majeure.

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- ☐ I acknowledge that I have read, understand, and agree to abide by this legal and binding agreement for the entire period of occupancy outlined above.
- ☐ I am **under 18 years** of age.
- If the Licensee is under 18 years of age, the Licensee's parent or court-appointed legal guardian must guarantee the Licensee's obligation pursuant to the Student Housing License Agreement by signing below.
- By signing as the Guarantor, you are guaranteeing full and prompt payment to the University of all sums payable by the Licensee pursuant to this Student Housing License Agreement.

Student First and Last Name (Please Print)	Campuswide ID (CWID)
Student, Signature	Date of Signature
Guarantor, First and Last Name (Please Print)	Relationship to Student
Guarantor, Signature	Date of Signature

Agreement 6d8644ed-3f23-414a-9fa5-4af2ef92f28a

Interim Agreement Report

2026-09-22

Created:	2026-08-25
By:	Housing Administration (housingadmin@fullerton.edu)
Status:	Out for Signature
Transaction ID:	CBJCHBCAABAAWNpnkcJO42FFv_EOJdcpzULWNkABbpVt

Agreement History

Agreement history is the list of the events that have impacted the status of the agreement prior to the final signature. A final audit report will be generated when the agreement is complete.

"Agreement 6d8644ed-3f23-414a-9fa5-4af2ef92f28a" History

 Document created by Housing Administration (housingadmin@fullerton.edu)
2026-08-25 - 3:04:40 PM GMT- IP address: 23.100.42.205

 Waiting for Signature by Timothy Ibrahim (thibrahim@fullerton.edu)
2026-08-25 - 3:04:44 PM GMT