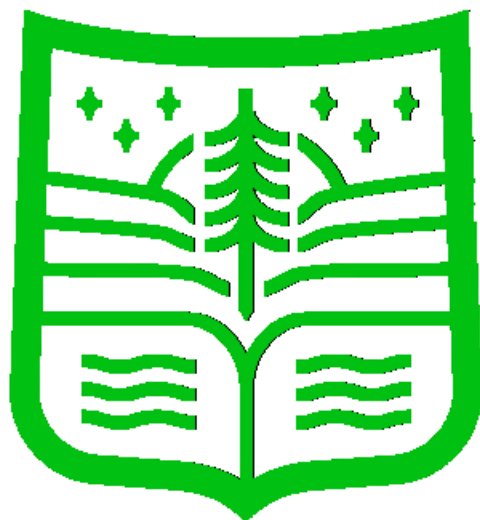


Minnesota North College
Rainy River Campus



**Minnesota
North College**

A Member of Minnesota State

Housing Contract
Academic Year 2025-26

Minnesota North Rainy River Campus Residence Facilities

Rainy Hall is an apartment complex with furnished two-bedroom apartments available for you to lease. Furnishings include: living room sofa, chair, end tables, coffee table, and dining room table with two chairs. Two extra-long twin beds, two dressers, and one desk and desk chair per bedroom. Free parking is available adjacent to the building. There is a first-floor Game Room with pool and ping-pong tables, Bluetooth TV, and vending machines. This year-long contract is required. **Housing facilities are alcohol, drug, and tobacco free.**

Rainy Hall is conveniently located within walking distance of banks, hospital, clinic, fast-food and regular restaurants, grocery store, discount stores, and motels. On-site recreational facilities include a volleyball court, basketball court, bicycle trail, one-mile lighted cross-country ski trail, and disc golf course!

Choosing to live in Rainy Hall allows you the convenience of making one payment per semester for housing expenses. Rent per semester includes heat, electricity, water, sewer, garbage service, laundry facility use, and wireless Internet Service.

2025-26 Housing and Meal Plan Costs and Payment Policies

Meal Plan Rates

A meal plan is mandatory for all residents. This is a declining balance meal plan - the money can be used as the resident sees fit until it is fully utilized. Breakfast and lunch are served Monday-Friday; meals are not served on evenings or weekends. There are three meal plan options per semester: \$600, \$800, or \$1000.

Fall Semester/Spring Semester Housing Rates

Double bedroom: \$2,300

Single bedroom: \$3,100

Housing/Meal Plan Cancellation Policy: Minnesota North College housing and meal plan contracts are binding for the entire academic year. Full academic year is defined as Fall and Spring Semesters excluding any times that housing is officially closed for breaks. Students wishing to be released from their housing/meal plan contract are required to complete a Petition for Contract Release. Petitions will only be approved if one of the following conditions is met: (1) official withdrawal, departure, or transfer from Minnesota North College, or (2) official graduation from Minnesota North College. If a Petition for Contract Release is approved, student housing and meal plan charges will be prorated up to the day of departure, provided departure occurs within the first 20 class days of the semester. After the 20th class day, students are responsible for full payment of housing and meal plan charges.

PAYMENT POLICY: Semester housing and meal plan charges are payable in full by move-in day. If full payment is not received, a payment plan established, or a financial aid deferment granted by this date, students will be charged a \$50 late payment fee. If full payment is not received, payment plan established, or financial aid deferment granted by the 20th class day of the semester, Minnesota North College reserves the right to remove the student from college housing and/or to suspend dining privileges. If housing removal or meal plan suspension occurs, full housing and meal plan charges remain as a receivable on the student's account. Students removed from housing or denied dining privileges will not receive credit for days/nights not in housing or for missed meals.

Minnesota North Rainy River Campus Housing Contract
THIS HOUSING CONTRACT IS BINDING FOR THE ENTIRE ACADEMIC YEAR.

UPON SIGNING THE CONTRACT ACCEPTANCE FORM I HEREBY AGREE TO THE FOLLOWING TERMS AND CONDITIONS:

1. I understand that this contract is binding for the **full academic year**. I understand and agree that the Housing Contract represents a landlord/tenant relationship and that I have no right to assign, sublet or transfer my rights in the Housing Contract, in whole or in part. Any resident who decides to leave Minnesota North College Housing before the end of the school year must petition for contract release and meet one of the following conditions in order for their petition to be approved: (1) Official withdrawal, departure, or transfer from Minnesota North College, or (2) Official graduation from Minnesota North College.

STUDENTS REMOVED FROM HOUSING FOR ANY REASON WILL STILL BE HELD RESPONSIBLE FOR FULL ACADEMIC YEAR CHARGES.

2. I understand that I must maintain full-time student status at a Minnesota North College campus (12 credits/semester) in order to live in campus housing. If I drop below full-time status, the Director of Residence Life has sole discretion as to whether I remain in campus housing. Residents of Minnesota North Housing **MUST** be currently enrolled at Minnesota North College and academically engaged.
3. I understand that I must occupy my room, or notify the College of my intent to occupy, by the first day class of each semester, or my contract may be cancelled. **I further understand that no keys will be issued to me and I will not be allowed to move in until Minnesota North College receives assurance of full payment of my housing and meal plan.** For financial aid recipients, a valid completed FAFSA, completed loan counseling, and completed loan applications prior to move-in will be considered assurance of payment. Students whose financial aid is insufficient to cover their housing and meal plan charges must pay or set up a payment plan with the College Business Office prior to move-in.
4. I understand that this housing contract is effective from the published move-in day or the day that I move-in, whichever comes first, until noon on the day following the last day of regularly scheduled final exams each semester. I also understand that Minnesota North Housing will be closed and that I will need to leave during Winter Break and Spring Break. Notification of the actual dates and of these breaks will be communicated to students in advance. Students wishing to move in early for a semester or after a break may request this from the Residence Life office. If this request is granted, the student will be charged a prorated daily rate, but not less than a total of \$100, early move-in/late-move out fee per occurrence.
5. I understand that Minnesota North College reserves the following rights: (a) The right to terminate a contract. The College may terminate a housing contract with an individual or exclude that individual from the premises for a breach of any term, condition or regulation of the housing contract. (b) The right to inspect/show an apartment. Minnesota North College reserves the right to enter an apartment at any time to inspect and make necessary repairs or alterations, to show the apartment to prospective tenants, or to investigate suspected policy violations. (c) The right to assign roommates. The College reserves the right to assign tenants to apartments, in its sole discretion. (d) The right to reject any housing contract for any reason, including those from students who have not attained a high school diploma or GED or whose high school class has not graduated. Minnesota North College reserves the right to reject or cancel a housing contract with any tenant, at any time, including after move-in. PSEO students wishing to reside in campus housing must interview, along with their parent(s), with the Director of Residence Life, who has sole discretion in the admission of PSEO students to campus housing.
6. I understand the College shall have no responsibility for personal injury, theft, destruction or loss of monies, valuables or personal properties belonging to me or being in my custody from any cause whatsoever, whether such losses occur from my room, apartment, storage room, deck/patio, laundry room, vehicle, or public areas and agree to make no claim and hereby waive all claims. **EACH STUDENT IS ENCOURAGED TO CARRY HIS/HER OWN PERSONAL PROPERTY INSURANCE.**
7. In addition to the policies listed here, I also agree to observe and abide by the policies and procedures of the Minnesota North College Residence Life Program as published in the Residence Life Handbook. I further agree to observe and abide by all policies and procedures set forth in the Student Handbook. Failure to comply with any of these policies can result in disciplinary action, up to and including removal from Residence Life and/or expulsion from Minnesota North College.

REQUIRED HOUSING DEPOSIT: A check/money order or credit card payment to Minnesota North College in the amount of \$250 must be returned with this contract as a security deposit. This entire deposit will be forfeited if this contract is canceled on or after June 1 for Fall Semester. For Spring Semester start, the entire deposit will be forfeited if this contract is canceled on or after December 1. Students who turn in contracts after these dates (6/1 or 12/1) also forfeit this deposit if they cancel their contract. The \$250 deposit is held as a security deposit and will be refunded, without interest, after a student checks out for the academic year, provided no damage has been done, check out procedures are followed, and the student has a zero balance on their account with the College. In the event that the unit is damaged or not properly cleaned, costs will be assessed to the student accordingly. If the person(s) responsible for damages to a housing unit cannot be identified, applicable damage/cleaning costs will be split between all residents of the unit. **If a student leaves Minnesota North College Housing before the end of the academic year, for any reason, the \$250 deposit will be forfeited.**

1. **EARLY CHECK-IN/LATE CHECK-OUT:** Early check-in or late check-out for either semester can be arranged through the Residence Life office for a fee. If this request is granted, the student will be charged a prorated daily rate, but not less than a total of \$100, early move-in/late-move out fee per occurrence. **The minimum charge for this service is \$100 per occurrence. This charge will be assessed to fall or spring semester athletes who must arrive early or check out late for practice.**

GENERAL REGULATIONS

The policies listed below constitute the major policies of Minnesota North College Residence Life, but are by no means the only ones listed in the handbook.

- **Alcoholic Beverages and Containers:** The possession, association with, and/or consumption of alcoholic beverages, regardless of age, is **NOT** permitted in Housing facilities. Alcohol containers are not allowed in Housing facilities. Alcohol signs may not be displayed in windows or on the outside of apartment doors. Unannounced inspections of apartments by campus personnel may occur at any time.
- **Drugs:** The possession, association with, use or sale of illegal drugs, marijuana, or drug paraphernalia is not permitted in Housing facilities or on campus grounds. Students may not be in the presence of illegal drugs. Unannounced inspections of apartments by campus personnel may occur at any time and may be accompanied by police.
- **Tobacco:** Minnesota North College campuses are generally tobacco free. Tobacco use, if allowed at all, is only permitted in designated areas.
- **Cleaning:** Residents are responsible for cleaning their own room and apartments and keeping these spaces reasonably clean.
- **Decorating:** Residents are encouraged to add their own personal touches to their apartments within the guidelines published in the Residence Life Handbook. Generally, students may hang posters and pictures on the walls with pins or staples, but they may not paint their rooms or drill holes.
- **Weapons:** Firearms, bows and arrows, paintball guns, darts, sling shots/launchers, fireworks, or any other item that may create a health hazard or inflict bodily injury is **strictly prohibited** in housing facilities and/or on campus grounds unless stored in Residence Life safes. BB-guns and Air-Soft guns are not permitted.
- **Fire Safety:** The use or possession of the following is not permitted in Housing facilities: incense, candles, real Christmas trees, hookahs, halogen lamps, grills, and devices with an open flame. Residents are not allowed to tamper with any fire safety mechanism including smoke detectors and fire extinguishers.
- **Guests:** Residents may have guests for a maximum of 72 hours. All guests must comply with the policies and regulations of the College and Residential Life and be signed in. Residents will be held responsible for any property damage and/or violation of College policies by their guests.
- **Keys:** All keys remain the property of the College and may not be duplicated by residents. Residents are not allowed to loan, sell, or transfer a College key to any person for the purpose of allowing that person to use College facilities. Fees will be assessed for lost keys or keys not returned to Minnesota North Housing.
- **Pets:** Pets are not allowed in Housing facilities, with the exception of fish in an aquarium.

ANSWERS TO FREQUENTLY ASKED QUESTIONS

How do I apply for housing?

The Housing Contract Application and the Contract Acceptance Form are attached. Fill in all spaces and sign the Acceptance Form and return it along with a **\$250.00 deposit** to Minnesota North College. A space in housing will **ONLY** be reserved for students who submit **BOTH** the signed contract **AND** the \$250 deposit.

What if I need to cancel my contract?

For fall semester start, contracts cancelled prior to June 1st entitle students to a full refund of their \$250 deposit. For spring semester start, contracts cancelled prior to December 1st entitle students to a full refund of their \$250 deposit. Cancellations received after the dates listed above result in forfeiture of the full \$250 deposit even if the contract was received after these dates. Cancellations must be phoned or emailed to the Residential Life office by the student who signed the contract.

How are room assignments made?

While not always possible, the Residence Life staff make every attempt to honor preferences listed on the Contract Acceptance Form. Returning students are placed first, followed by first-year RRCC students. **Hall and room assignments are made on a first-come, first-served basis.** The earlier you return your housing contract and deposit, the greater the chance of having your preferences granted. Generally, housing at Minnesota North College is single or double occupancy. At the beginning of some academic years, three students may temporarily be placed in a bedroom. Students placed in this situation for an extended period of time (more than three weeks) will be given a partial rent credit.

How are roommates assigned?

Roommate assignments are based on the information provided on the Contract Acceptance Form. We do not make assignments based on race, religion, or national origin. Housing assignments are made based on the following priority list: 1) Date of application, 2) roommate preference (please send in Contract Acceptance Forms together), and 3) hall preference/availability.

Are single occupancy apartments available?

Single bedrooms are available in Timber Ridge and may be available elsewhere on a limited basis. If available, single bedrooms are assigned on a first-come, first-served basis. Students residing in a single room are charged an additional \$800 per semester. Please indicate on the contract acceptance form if you are interested in this option. Your indication of interest on the contract does not guarantee a single room but does indicate your willingness to pay for a single room should one be available. Note that single rooms are in high demand.

Are there laundry facilities available?

Laundry facilities are located in the first floor for use by all Rainy Hall residents. The cost is covered by your Housing Rate.

When will I receive my apartment, hall and roommate assignments?

We send these assignments in early July for Fall Semester. For Spring Semester, assignments will be sent in mid-December. Along with this information, you will also receive the names and phone numbers of your roommates so you may contact people to coordinate your apartment essentials such as audio/visual equipment, T.V., microwave, pots and pans, etc.

Can apartment assignments be changed?

Once apartment assignments have been made, it is very difficult to make changes due to space limitations. Even if space permits, changes are seldom granted during the first several weeks of school. Six weeks into each semester, apartment changes may be made on an individual basis. At the end of the first semester, apartment changes may be made on a space available basis.

Can I store my guns and bows?

We have several gun safes for storage of all guns and bows. Guns and bows are not allowed inside any housing facility. This includes paintball guns. These items must be stored in gun safes located on the Rainy River Campus. BB guns and "air-soft" guns are not permitted on campus.

What items and furnishings must I provide?

Students need to supply their own linens and bedding for an extra-long twin bed, kitchen and bath items, cleaning supplies, and any personal decorative touches they might desire. Apartments at Rainy River do not include air conditioning units but weather in the area is rarely hot enough to need one.

When can I check in to my unit?

Students applying to live on-campus will be notified of dates and times once they become available for the 2025-26 academic year. Generally, move in begins the Saturday prior to the first day of regularly scheduled classes. All new students will be required to attend a Freshmen Orientation. You will be receiving additional information prior to the start of the academic year.

What if I have additional questions?

If you have any questions or concerns, please feel free to call the Residence Life office (218) 598-9330. If, after submitting this contract, you decide not to attend Minnesota North College, please let us know as soon as possible.

-Complete Both Sides of this Form in Ink-

Please Print

Contract Acceptance Form

Minnesota North College

2025-26 Academic Year

Contract Binding for Entire Academic Year

FOR OFFICE USE ONLY

Date Received _____

Contract Number _____

Deposit Received _____

Student ID# _____

Student Name (Last) _____ (First) _____ (Middle) _____

(____) _____
Home Telephone _____ Gender _____ Age _____ Birth Date _____

Permanent Address (Street) _____ (City) _____ (State) (Zip) _____

(____) _____
Student Cell Phone _____

Meal Plan Choice:

A meal plan is mandatory for all residents. This is a declining balance meal plan - the money can be used as the resident sees fit until it is fully utilized. Breakfast and lunch are served Monday-Friday; meals are not served on evenings or weekends. There are three meal plan options per semester: \$600, \$800, or \$1000.

Meal Plan Selection: _____

Semester of entry: ____ Fall ____ Spring
Classification next semester: ____ Freshman ____ Sophomore

Did you reside in RRCC Housing last year? ____ Yes ____ No If yes, list hall and room number: _____

Are you participating in intercollegiate athletics? ____ Yes ____ No If yes, what sport(s)? _____

Send this form and a \$250 deposit (required) in the form of a check or credit card payable to Minnesota North Rainy River Campus:

1501 Highway 71, International Falls, MN 56649

COMPLETE THIS SECTION, BUT PLEASE DO NOT DETACH - PLEASE PRINT

STUDENT NAME (Last) _____ (First) _____ (Middle Initial) _____

PERMANENT ADDRESS (Street) _____

(City) _____ (State) (Zip) _____

Payment Type:

Check # _____ Cash _____ Credit Card # _____ Exp. Date ____/____ CV Code (3-digits) _____

Signature for Credit Card authorization _____

Office Use:

Contract # _____ Student ID # _____

CASHIER CARD

PREFERENCES:

Rainy Hall – Single

Rainy Hall - Double

(Note: We attempt to match preferences, but requests cannot be guaranteed)

Facility: _____
First Choice Second Choice Third Choice

Roommate: _____
Name (must be mutual - submit contracts together, if possible)

Are you interested in a single bedroom for an additional \$800 per semester (subject to availability)? ____ Yes ____ No

Please indicate any accommodations you may need due to health concerns or physical disabilities:

I have received, read, and agree to the Housing Contract that accompanies this Contract Acceptance Form. I further agree to payment of the contract rates as they are printed. I understand that this contract is binding for the entire academic year (defined as fall and spring semesters, excluding break periods) and that payment in full or satisfactory payment arrangements must be received prior to move-in day of each semester. I also understand that if I fail to pay or make satisfactory payment arrangements by move-in day of each semester I will be charged a \$50 late payment fee and that further payment delays may result in my removal from housing and/or my dining privileges being suspended. Further, I understand that if I am removed from housing and/or my meal plan is suspended for any reason including, but not limited to, academics, conduct, or non-payment, that I remain responsible for full payment of housing and meal plan charges. I understand that when this Contract Acceptance Form is signed and returned to Minnesota North College with the \$250 deposit, it becomes a binding contract between me and Minnesota North College. I understand that I will forfeit my \$250 deposit if I cancel this contract on or after June 1st for fall semester start or December 1st for spring semester start. I also understand that I will forfeit my \$250 deposit if I leave Minnesota North College Housing for any reason prior to the end of the academic year.

I understand that Minnesota North College reserves the right to deny or cancel a housing contract to an individual whose conduct and/or criminal record indicates an actual or perceived threat or danger to the College community, including students, faculty, and staff. Minnesota North College may relocate any resident without cause or prior notice for health or safety reasons or to protect College property, restore operations, or meet the needs of the College community or its individual members.

Student signature - **Required**

Date

Print Student Name

Parent/Guardian signature (required for students under the age of 18)

Date

Print Name of parent or guardian

Address, if different than student's address

Note: Minnesota North College is asking you to provide information which includes private and/or confidential information under state and federal law. The College is asking for this information in order to process your application. You are not legally required to provide the information that the college is requesting; however the College may not be able to effectively process your application if you do not provide sufficient information. With some exceptions, unless you consent to further release of private information, access to this information will be limited to school officials, including faculty who have legitimate educational interests in the information. Under certain circumstances, federal and state laws authorize release of private information without your consent:

- To other schools in which you seek or intend to enroll, or are enrolled, if you are first notified of the release;
- To federal, state or local officials for purposes of program compliance, audit or evaluation;
- As appropriate in connection with your application for, or receipt of, financial aid;

- To your parents, if your parents claim you as a dependent student for tax purposes;
- If the information is sought with a subpoena, court order, or otherwise permitted by other state or federal law; and/or
- To an institution engaged in educational research or accrediting agency.

RESIDENCE LIFE ROOM PREFERENCE FORM

Minnesota North College

In order for us to consider your preferences, this form MUST be received by June 1, 2025 for fall semester or December 1, 2025 for spring semester.

Name: _____ Age: _____ Gender: _____

Major/area of study: _____

Please complete this section honestly. Every attempt will be made to match you with roommates who appear compatible. Those requests for specific roommates of the same gender that appear on the housing contract will be honored if all roommates have made the same request.

Would you consider yourself: ☐ a neat housekeeper
☐ a casual housekeeper

Would you consider yourself: ☐ an early riser
☐ a late sleeper

Do you prefer to go to sleep: ☐ before 11:00 pm on weeknights
☐ between 11:00 pm and 1:00 am on weeknights
☐ later than 1:00 am on weeknights

Do you prefer your apartment or Duplex to be: ☐ a gathering place for friends
☐ a private place

Do you prefer to play music: ☐ loudly
☐ softly or not at all

Do you prefer a roommate who: ☐ is in your program of study
☐ is in a different program or major

Do you smoke or use tobacco? ☐ Yes ☐ No

What was most influential in your decision to attend Minnesota North College? _____

Please describe your musical preferences:

Additional comments, including interests and hobbies:

Please return to: Rainy Hall Housing
1501 Highway 71, International Falls, MN 56649