



2025-2026 GNU Student Housing Agreement

Great Northern University (GNU) believes in a total educational experience, which includes learning that takes place outside the formal classroom setting. GNU student housing is an integral part of the learning process and is designed to provide a challenging and supportive environment for residents. Student housing programs, staff, and policies are all intended to promote personal, spiritual, and social growth, as well as to support the pursuit of academic goals.

The policies and procedures governing GNU's student housing are designed to help maintain a safe, clean, and comfortable environment for its residents. The ultimate responsibility for achieving this goal; however, lies with the residents. Each resident who lives in student housing must respect the house in which he or she lives as well as the other individuals living in the community. The University's Campus Life Director, alongside the President's office, will be responsible to administrate these policies.

Housing fees for the 2025-2026 school year are \$520.00/month, including utilities (electric, water, internet). A \$520 Security Deposit will be required when housing agreement is submitted (See below).

GNU reserves the right to enter student housing and resident's rooms for any of the following reasons: inspection, inventory, custodial service, protection of property, ensuring cooperation with University Policies, and ensuring the safety and welfare of an individual or group of individuals. GNU staff will make every reasonable effort to respect resident's privacy in such situations.

AGREEMENT

This policy, and the statements contained herein, is part of the terms and conditions for residents' housing at GNU. The entire GNU Housing Agreement includes this policy as well as GNU's Code of Belief and Conduct. Violations of the policies, in part or in whole, contained in either document may result in resident's discipline appropriate to the violation, up to and including removal from student housing, and, if sufficiently warranted, dismissal from the University.

Dates: Student housing agreements begin either August 8th, or January 1st (near the beginning of each academic term) and end on July 31st.

Duration: Student housing is provided year-round (including the summer months); The length of housing agreements will either be 12 months, or for the duration of the student's academic program.

Registration:

1. Newly admitted residents receive a Student Housing Agreement (either digitally or in person) from the Residence Life Department.
2. Residents will be required to pay a \$520.00 security deposit to hold their bed when they submit their registration for housing. The full amount of this deposit will be refunded to the resident at the end of the lease, unless the property sustains any damage or missing items. Please see check-in/check-out for more information.

A resident who occupies a room in GNU housing will be held responsible for that room and for applicable housing charges until the end of the housing agreement period (July 31st), unless the Campus Life Director or GNU's President expressly releases the resident from the agreement, in writing. Housing charges are published on GNU's website on the student housing page.

Each resident must sign a Housing Agreement before receiving her or his room assignment. The agreement should be read carefully as residents will be held responsible for the terms and conditions stated in the agreement. The agreement is fully binding through the end of the agreement period unless the resident is released under one of the following approved conditions:

1. Removal from the university, completion of degree or program, marriage, or leave of absence.
2. Exceptional circumstances which must be presented to the Campus Life Director who will make a determination regarding each situation. Residents are strongly advised not to sign outside contracts or leases unless a release has been granted. Signing an outside lease will not automatically absolve a resident from his or her responsibilities to a housing agreement with GNU.

Once a resident signs the housing agreement, he or she will be required to pay for on-campus housing for the entirety of the agreed-upon period. Residents who vacate their housing mid-year will be charged for the room for the remainder of the year, if the resident was not explicitly released from their agreement by GNU as described above.

CHECK-IN/CHECK-OUT

Residents who are moving out of student housing must be moved out by the end of the housing agreement period, which ends on July 31st of every year, unless otherwise instructed by the Campus Life Director. Charges may be assessed to Resident's security deposit for damaged or missing items. Since all occupants of a room, regardless of who checks out first or last, are responsible for charges, it is important that check-out and clean-up procedures be discussed between roommates. Other details regarding the checkout process will be available from the Campus Life Director at the end of the academic year unless alternate arrangements are specified. Failure to properly check out with the Campus Life Director will result in a fine of the resident's entire security deposit.

RESIDENCE MEETINGS

Periodic all-residence meetings are held to communicate important information. These all-residence meetings are mandatory. All residence missing a meeting without pre-approval will

be fined \$25 in cash. Approval for missing house meetings should be acquired 1) at least 24 hours before the house meeting, and 2) concerning circumstances that are outside of the resident's control; e.g., sickness, family emergencies, etc. Planning time to study, or picking up a work shift, do not count as circumstances outside of a resident's control.

PAYMENT

Residents must pay their monthly housing fees by the 5th of each month. Payments should be made at the GNU Registrar's office, or where otherwise designated.

A \$25 late fee will be assessed for payments made after a late payment notice has been sent by the school. Such notices will be sent to the residents GNU email address.

GUESTS

Residents may request permission to house overnight guests of the same gender for a \$5.00 per night charge, but all guests must be approved by the Campus Life Director. The approved visit must be for no longer than five nights and the resident must provide two-week's notice before the first day of the visit to appropriate staff and residents within residence life. Stays beyond five nights require special permission by the Executive Team. Overnight guests are defined as any person who is not a resident who remains in the house during quiet hours. While they are guests in GNU student housing, all guests are required to follow the same housing and community life standards policies as required of residents. Residents are responsible for the behavior of their guests and must inform guests of university standards. Additionally, they must be present in the house whenever their guest is on campus housing property. Guests are not allowed to stay in GNU student housing during vacation periods, e.g., Spring or Winter break. Overnight guests of the opposite sex are not permitted in GNU student housing.

QUIET HOURS

Quiet hours will be decided upon at the first house meeting and all residents and guests will be expected to honor these hours. As a general guideline, during quiet hours the volume of activities (music, TV, video games, socializing) should be kept low enough so as not to be audible in an adjacent room. Excessive or disruptive noise is always prohibited.

SEXUALITY AND SEXUAL INTIMACY

GNU affirms that sexuality is an intrinsic aspect of the goodness that God created humanity in. GNU also affirms that sexual intimacy, specifically, is a gift of God intended for the marriage relationship, and that marriage is designed by God to occur between a man and a woman. Sexual intimacy should not be practiced among the unmarried, nor among those of the same biological sex.

Residents are exhorted to be above reproach in all their choices, including decisions related to romantic and sexual intimacy. Physical expressions of affection and intimacy should be carefully considered, and such expressions should be made with consideration for godliness and for the wellbeing of GNU's Christian community. Romantic and dating partners may visit each other in GNU housing in common areas of the home. A romantic or dating partner may not stay overnight in student housing.

The University forbids non-married residents, regardless of biological sex from engaging in any sexual behavior or practices, or cohabitation, in GNU housing. The purpose of these values is to sustain an environment of spiritual and sexual integrity. Violation of these policies is grounds for immediate removal from GNU Housing.

PIERCINGS AND TATTOOS

Residents over the legal age are permitted to get new tattoos and piercings so long as they are done outside of student housing. The giving of piercings or tattoos within student housing is forbidden.

ROOM CONDITION AND CARE

All residents moving into a residence will be given a Housing Condition Form, which is completed by the resident. The Housing Condition Form describes the condition of the room and its contents. This form will be used in determining normal wear and tear and damage responsibility. At the end of the academic year, or when a resident moves out of a room, the housing staff inspects the room. Residents will be held responsible for the condition of their rooms.

DAMAGES

Damages to a room or its contents should be reported immediately to the Campus Life Director, so the necessary repairs can be made. Normal wear of furnishings and equipment in a house is expected. Excessive damage to furnishings and equipment, including appliances and fixtures, will be charged to those found responsible. If the identity of the person(s) at fault cannot be determined, the cost of repairing or replacing the damaged or stolen property in a common area will be divided among residents of the house.

COSMETIC CHANGES

GNU student housing is designed for the use of residents over several years. Certain personal cosmetic changes by the residents (painting rooms, contact paper, stick-on decorations, hooks or nails that make holes in the walls, wallpaper, etc.) require unnecessary repairs by the University. Therefore, any alterations to the rooms may not be made without prior authorization from the Campus Life Director. Significant cosmetic changes may result in the loss of the security deposit. Residents will be charged for any additional repairs and/or replacement that exceeds their security deposit. Disciplinary action may follow unauthorized alterations of rooms.

FURNITURE

Each GNU residence house is furnished with the furniture that is appropriate for the house. Residents may not bring additional furniture into the house without prior consent by the Campus Life Director.

Each resident must provide his or her own linens, blankets, bedspreads, pillows, wastebasket, etc. Residents are responsible to use University-provided furniture responsibly. Dressers may not be stacked or used as supports for other items. Any damage that results from improper use of furniture will be charged to the resident(s). Residents may be charged for replacing missing, destroyed, or damaged furniture items. Beds may not be placed on other furniture and may only be raised with preapproved blocks.

SERVICES INSTALLATION

Residents may not install (or arrange to have installed) radio or television antennas, satellite dishes, or any other form of third-party communication service (e.g. television service, internet service, etc.).

PAINTING

Rooms in the residence houses are not to be painted by residents, unless specifically instructed by the Campus Life Director or the University President. Residents will be charged for repairs and/or replacement, and disciplinary action will occur for unauthorized painting of rooms, including but not limited to being charged for repainting the room.

ROOM DISPLAYS

Residents are free to display posters and other appropriate items in their rooms that are not inconsistent with GNU's Vision, Mission, and Values Statement. Check with the Campus Life Director if you have questions about what may or may not be appropriate.

KITCHENS

Kitchens are provided in student housing for all resident meal preparation needs, since there is no student dining available on campus. As a courtesy to other residents, residents are asked to clean up after themselves. Residents are expected to store and maintain their food in safe and sanitary conditions. Appliances must not be left unattended while in use. Failure to keep the kitchen neat and orderly may result in disciplinary action. Residents will be expected to clean common areas in preparation for weekly cleaning inspections according to the lead team house care coordinator. There may on occasion be an "impromptu inspections" to ensure proper housing etiquette among roommates.

LAUNDRY AND LINEN

Laundry equipment is available in all student housing and is free to use. Residents are urged not to leave their house for protracted periods of time while doing their laundry, and to remove their laundry promptly for the convenience of their housemates. Residents will be required to provide their own laundry detergent and fabric softener.

REMOVAL FROM HOUSING

GNU reserves the right to move a resident to another residence or room, or to suspend, remove, or ban a resident from GNU student housing if a resident commits a serious violation of University rules/policies, fails to make payments, is expelled from the University, or repeatedly violates University rules/policies. In such a case where a resident is removed from GNU student housing, the resident's housing agreement will be terminated effective immediately. If a resident is removed from a residence, the resident will be barred from entering any GNU residence. Failure to comply with this will be considered trespassing and treated as such.

Any and all illegal activities are strictly prohibited in all GNU residences, including (but not limited to): underage drinking, hosting or allowing underage drinking, illegal drug use, and any other illegal activity. Residents discovered to be engaged in these or any other illegal activity will have their housing agreement terminated immediately and will be required to move out. Other causes for removal from housing include, but are not limited to:

- expulsion from school
- property damage
- repeated or extreme disrespect toward housemates
- failure to respond to late payment notice
- not following housing policy rules

A resident who is removed from GNU student housing for any of the above noted reasons is still responsible to pay the remaining balance of their housing fee for the entire year and student bill. Any unpaid balance may be sent to collections.

ELECTRICAL / APPLIANCES

For life-safety reasons, it is not possible for residents to utilize all the electrical appliances they may be accustomed to having at home or would otherwise desire. Overuse of electrical devices causes fatal fires, which occur far too often in the Logan Neighborhood of Spokane, where GNU is located. These rules are critically important to follow:

- Residents may not have hot plates, ultra-violet or sun lamps, or small, individual refrigerator/freezers. Toasters, toaster ovens, coffee pots, and microwaves are permitted in residence house kitchens only. Cooking appliances must be plugged directly into the outlet, not on an extension cord of any sort. GNU houses may already include the essential appliances.
- Residents are strictly prohibited from modifying, altering, or otherwise tampering in any way with the electrical system of the residence houses. This includes, but is not limited to: changing light fixtures, installing ceiling fans, repairing or replacing outlets and switches, replacing or adding breakers to the breaker panel, and running new electrical circuits.
- All electrical cords and connections must be in good working condition. All electrical devices must be plugged directly into the wall outlet unless an authorized GNU representative approves the use of a single-plug extension cord.
- Repeated overloading of electrical circuits will result in the removal of equipment causing the overload.

SAFETY AND SECURITY

The ultimate responsibility for the security of a resident's room lies with the resident, and the security of the house rests upon all the residents of a given house. If a resident does not have property insurance for personal belongings, it is recommended that such coverage be purchased. The University is not involved in residents' transactions with insurance companies. Residents are encouraged to permanently mark their personal property with appropriate marking devices. The University does not assume responsibility for damage to or loss of personal belongings, including as a result of theft or burglary.

FIRE SAFETY

Evacuation instructions for residence houses are provided in student rooms and in the common areas of the house. Exits, doorways, hallways, or stairwells may not be blocked.

Fire extinguishers and alarms are installed for resident protection. Residents are urged to read directions on fire extinguishers to be sure they understand the type of fire for which the extinguisher is effective and how to operate it in case of need. Misusing fire extinguishers is

not permitted and will result in disciplinary action, up to and including a \$500 fine and dismissal from the University.

Smoking, the use of candles or incense, or any open flame is prohibited in GNU student housing. Flammable fuels (gasoline, kerosene, propane, etc.) are not permitted inside buildings. Live Christmas trees are also not permitted in GNU housing.

Grilling is prohibited inside the residence houses, including in enclosed porches, but is permitted on the lawns, and open-air patios or decks. Grills must be operated at least 5 ft. away from the house.

SMOKE DETECTORS

Smoke detectors are present in individual rooms and in common areas of residence halls. Smoke detectors are potential life-saving devices. To ensure that the smoke detectors are used appropriately and serve their designed function, residents may not dismantle or otherwise alter them. Residents found responsible for misusing smoke detectors (tampering with, pulling from the ceiling, taking batteries out of, etc.) will be charged for repair and/or replacement and will face disciplinary action. The Campus Life Director should be notified immediately when a smoke detector needs a new battery.

ALCOHOL/CONTROLLED SUBSTANCES

On GNU residence property, all residents and guests are prohibited from: possessing or consuming alcohol, nicotine, tobacco, cigarettes, and marijuana; possessing or consuming any drugs or medication that are illegal, or controlled without a prescription, or possessing and consuming them in such a way as to violate state and/or federal law; hosting or being in the presence of others consuming such substances in any of GNU's residences or grounds. In addition, all provisions of Federal and State law are always in effect. Alcohol/controlled substance paraphernalia is also prohibited.

KEYS

Residents are always advised to keep their house doors locked and to carry their keys. If a key is lost, a new key can be obtained from the Campus Life Director. A \$10 charge will be assessed to the resident's account for a lost house key. Residents may not make copies of keys. If loss of a key requires re-keying due to safety reasons, residents may be responsible for the total cost of re-keying the houses, including door hardware and new keys for all residents.

BABYSITTING/PROVIDING SERVICES

In the best interests of children and residents, babysitting is not allowed at GNU residence premises. Additionally, offering services such as music lessons, cooking classes, or any service with an exchange of money or goods or services is not permitted in GNU residence.

BICYCLES

Bicycles are a well-known object of theft in the Logan Neighborhood of Spokane, where GNU is located. In addition to using a reliable bike lock, residents in GNU housing are urged to register their bicycles for free with the City of Spokane. This will not prevent your bike from being stolen, but it may improve the chances of a stolen bike being returned to the proper owner. Bicycles may not be stored in GNU student housing bedrooms or common areas for

safety reasons, but they may be stored in garages, sheds, or enclosed porches. GNU does not assume responsibility for loss due to theft on the property.

PETS

Animals or pets of any kind are not permitted in GNU student housing due to sanitation and health concerns. Service animals are an exception to this policy. Residents with service animals must seek approval from the Campus Life Director before moving in with a service animal and provide proper documentation of the animal's training and licensing.

RECYCLING AND CONSERVATION

The University encourages residents to reduce, reuse, and recycle consumable products and items, as well as to conserve energy. Residents are encouraged to conserve energy by turning off stereos, televisions, and lights when leaving rooms, using natural light during the day, and conserving water whenever possible. Residents must place trash and recycling in the designated receptacles.

ROOM ACCESS

University staff may enter residences to examine conditions and to make necessary repairs and alterations. The University staff, without prior notice, may enter residence houses and residents' rooms if they suspect the commission of a crime, a violation of the Student Handbook or GNU Catalog, or if immediate maintenance is required.

PRANKS

Pranks are strongly discouraged by the University, as they can frequently and quickly escalate to be destructive and harmful. Individuals found guilty of a prank(s) will be held financially responsible if any damage occurs to any University or student-owned property. Responsible individuals may also face disciplinary action and fines if any of the following occurs during or because of the prank(s):

- Invasion of another resident's or employee's privacy.
- Defamation of character of another resident or employee.
- Disruption to the regular operation of the University.

LOCKOUTS – Residents who are inadvertently locked out of the house may receive emergency assistance from GNU staff or student leaders.

I have fully read and agree to comply with these policies as the terms and conditions of my housing with GNU and affirm that violations of these policies may result in discipline up to and including removal from GNU Housing, and dismissal from the University.

Your Name – Please Print

Date

Your Signature