



# **Saint Leo University Guide to Residential Living 2025 - 2026**



# Office of Residence Life

## Welcome Home

We are excited that you have chosen to live on-campus at Saint Leo University. We strive to develop and empower students to develop a safe, caring, and inclusive living experience that promotes a successful community of student learners. Living on-campus is an important part of your college career. The experience you will gain from living on-campus enables you to interact with diverse students which builds the opportunities for limitless learning.

This guide will assist you with your time at Saint Leo University. It is established to create a welcoming and safe environment for you and your peers to have a successful college experience. All of our students are viewed as adults at Saint Leo University; therefore, you are expected to treat each other, university staff and the amenities accordingly. The Guide to Residential Living is designed to complement the Student Code of Conduct. Please take some time and read through this guide for a better understanding of what is expected of you here at Saint Leo University.

If you have any questions regarding the Guide to Residential Living, please do not hesitate to call or email the Office of Residence Life.

We know you love to live here! GO LIONS!

Dr. Tory England  
Director, Residence Life

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## UNIVERSITY CAMPUS RESIDENCE HALLS GUIDE TO RESIDENTIAL LIVING

All students and their guests, regardless of residential status, are expected to comply with the Guide to Residential Living (included below).

### 1. RESIDENCE HALL HOUSING TERMS

All residential students are bound by the conditions of the Residence Hall Housing Agreement and specific building guidelines/requirements. Students must be enrolled as a full-time undergraduate student at the University Campus to be eligible to live on campus. Students falling below the full-time level may be required to leave the residence halls. Full-time is defined by a minimum load of twelve credit hours for undergraduates. Requests for graduate student housing are based on availability and will be approved on a case-by-case basis, provided the graduate student is enrolled full time as defined by their program and meets all other housing terms. **All residential student(s) are required to provide proof of meningitis and hepatitis B vaccines (recorded on the Immunization Form) and submitted to the Health Center.**

Additionally, all students must comply with the Statement of Criminal Records located in the Residence Hall Housing Agreement. (Note: Saint Leo's residence halls are designed for traditional-age students. All requests for housing made by a student who is under the age of 17 or 28 years of age or older at the time of the request must be submitted to the Director of Residence Life for approval by emailing [residencelife@saintleo.edu](mailto:residencelife@saintleo.edu).)

### 2. OCCUPANCY

- a. All University campus students with less than 90 credit hours must live on campus. Exceptions to the policy include:
  - i. Senior status, defined as completion of 90 semester hours or three years of full-time enrollment;
  - ii. 23 years of age or older;
  - iii. Married, or living locally while pregnant or with minor children;
  - iv. Military Veteran with two years of active service;
  - v. Living at home with legal parent(s), legal guardian(s), or in family-owned property within 60 miles of campus (Note: leasing/renting property does not constitute ownership);
  - vi. Medical documentation substantiating the existence of a disability that cannot be reasonably accommodated in residential housing (requires Office of Accessibility approval);
  - vii. Internship or student teaching responsibilities that require the student to be away from the Saint Leo campus.
- b. Students found in violation of this policy will automatically be billed for the cost of a standard double room and the 19 meal plan.

- c. Students who are released from these Housing Terms and Conditions will be charged a cancellation charge and a pro-rated fee for housing based upon the date room key(s) are returned. Meal charges will be pro-rated based on the date of cancelation/meal plan change request. All charges and deadlines can be found in the Housing Agreement.

### 3. MEAL PLAN ASSIGNMENT

Students residing in an apartment or room that does not have a full kitchen are required to have the 19 Meal Plan.

Students residing in an apartment with a full kitchen have the option of a 5, 10, or 19 Meal Plan. Please note, that students residing in these residence halls are automatically assigned to the 19 Meal Plan unless a specific meal plan is requested.

Commuter students are permitted to purchase the 5, 10, or 19 Meal Plan at the Office of Residence Life, however the commuter meal plan/blocks must be purchased at Student Financial Services.

### 4. ROOM ASSIGNMENT POLICY

Residence Life makes initial room assignments for entering students. Attempts are made to honor mutual roommate requests and hall preferences; however, in accordance with the residence hall housing terms, housing staff reserve the right to change room assignments when necessary. All rooms/buildings are designated same gender based upon the location of room assignment (i.e. Henderson – females, Apartment 1 – suite designates gender).

### 5. ROOM CONSOLIDATION POLICY

To accommodate requests for campus housing, students living alone in double rooms/suites may be required to move together into one room/suite. If space is not needed, the option to keep this room with a vacancy for the current semester only will be offered at an increased rate. Residence Life will help you to determine the nature of available space. If Residence Life determines that residents are rejecting all potential roommates regardless of compatibility, students will either be billed an increased rate or consolidated.

### 6. ROOM CHANGES

- a. Room and roommate change applications are available from Residence Life fourteen (14) days after the first day of classes; prior to that time, no room changes are permitted. It is the student's responsibility who initiates the room change to inform their roommate that they would like to move. The process for a room change is as follows:

- i. Pick up a room change request form from Residence Life or download form on the website.
  - ii. Complete the form and secure the appropriate signatures. Residence Life will assist in locating available space.
  - iii. Turn the completed form into Residence Life. If approved, notification of room change approval will be given to the resident.
  - iv. Make the move within 48 hours after receiving approval. The move entails checking out of your current room with your Resident Assistant or Office of Residence Life, completing the room condition report and turning in your room key into Residence Life within 48 hours.
- b. After the first room change in an academic year, there may be a \$50 administrative charge for subsequent changes.
- c. Students who do not follow this procedure may have their requests for a room change denied. Students who change rooms without written approval of Residence Life may be required to move back to their original rooms, and a \$75 fine in addition to the administrative charge and/or disciplinary action may occur. End-of-the-semester room changes must be completed before the students leave for vacation. If this is not done, the request for a room change will be denied.
- d. Students may be reassigned to a new room due to a conduct sanction or administrative action.

## 7. QUIET HOURS POLICY

- a. Consideration of others and mutual respect are among the most important ingredients for successful residence hall living. Noise levels which negatively affect study, sleep, or other activities will not be tolerated regardless of the time of day. It is the responsibility of all residents to be considerate of fellow students living in close quarters so that an environment conducive to academic success and personal happiness is maintained.
- b. Minimum Quiet Hours have been established between 10:00 PM – 8:00 AM Sunday – Thursday, and 12:00 AM – 8:00 AM on Friday and Saturday. Consideration Hours are in effect during the periods not designated as Quiet Hours. In conjunction with the residence hall staff, resident groups may decide to impose more restrictive Quiet Hours as the need/interest arises. 24-hour Quiet Hours are in effect during that last week of classes in a semester.
- c. Musical instruments (electric guitars, drums, etc.) are not to be played in residence hall rooms at any time.
- d. Speakers are not to be placed in and played through open windows.
- e. After notification from the Office of Residence Life, repeat offenders may have their housing privileges revoked immediately for further violation of the noise policy.



## 8. FIRE SAFETY

- a. Student rooms are equipped with individual smoke detectors. If you hear a smoke detector activated in a student room, contact University Safety immediately 352)-588-8432 to investigate the alarm and leave the building. Hot air, smoke, or aerosols directed toward the detector will set off the alarm. Power tools are not permitted to be used indoors. Electrical kitchen appliances including popcorn poppers, hot plates, frying pans, toasters/ovens, and indoor grills (e.g. "George Foreman" type) are not permitted. The only approved cooking/kitchen appliances that are permitted in the residence halls without kitchens are microwave ovens, coffee makers, and blenders. Prohibited devices will be confiscated and stored temporarily until they can be removed from campus.
- b. Devices using an open flame such as candles with wicks (flameless candles are permitted), camping stoves, grills, fondue pots, incense, and gas lanterns are not permitted in or around the residence halls.
- c. Students responsible for false alarms, either through negligence, vandalism, or a prank, will be responsible for the fine imposed by the Fire Department, a \$500 University fine, applicable expenses (clean up, recharging a fire extinguisher, etc.) and subject to disciplinary action and/or arrest.
- d. No containers of flammable liquids or volatile toxic materials like gasoline or kerosene are permitted in residence halls.
- e. When a building alarm sounds, all residents must vacate the residence hall. Rooms may be inspected by University Safety, Residence Life, and Emergency Personnel. No one may reenter the hall until the official present has secured the building and given permission for residents to return. In conjunction with the Fire Department and University Safety, scheduled fire drills will occur at least once each academic semester.
- f. No student may disengage or reset any alarm enunciator panel. This is the responsibility of the University official present.
- g. No student may tamper with and/or misuse any fire safety equipment including, but not limited to, alarms, alarm covers, hoses, and extinguishers. Due to the seriousness of this offense (felony), all reported cases of misuse will be reported to local law enforcement.
- h. Nothing may be hung from the fire suppression system (sprinklers) due to flooding hazards. Students will be held financially responsible for any repairs, replacement or cleaning of University and student property for negligence.
- i. Items, including furniture and lofts, may not interfere with access to room doors, windows, and fire suppression systems (sprinklers).
- j. Flammable items such as paper, drapes, or tapestries may not be used as wall and/or ceiling coverings. Students who want to personalize their room with their own curtains may do so only if the curtains are made of or treated with flame-retardant material.

- k. Halogen floor lamps are not permitted as they pose a severe fire safety risk due to the intense heat generated by the high wattage bulb.
- l. Decorations, including Holiday trees/branches, shall be of such materials that they will not continue to burn or glow after being subjected to the flame of an ordinary match or must be treated with flame retardant material. Due to fire hazard, only artificial holiday trees are permitted in the residence halls. All holiday decorations must comply with all fire safety guidelines and should not cause permanent damage to buildings, fixtures, or furnishings. All holiday decorations must be removed prior to hall closing at the end of the semester.
- m. The Florida Fire Prevention Code and State of Florida Electrical Code only permit extension cords with integrated UL-approved surge protectors (internal breaker – on/off switch or GFI) for use within the residence halls. All other types of extension cords (including daisy-chaining cords) are prohibited.

#### 9. DECORATION OF ROOMS

- a. Students are not allowed to paint their room.
- b. Waterbeds are not permitted in the residence halls due to the weight and the high risk of water damage.
- c. University furnishings may not be removed from any student room.
- d. Room care and general housekeeping are the responsibility of room residents, and reasonable care of the rooms and University furniture is expected. Fines for room changes or housing terms termination may occur for careless or deliberate mistreatment of University furniture or uncleanness.
- e. Room modifications including, but not limited to, installing window air-conditioning units, ceiling fans, dimmer switches, door locks, or removal of University carpet are prohibited.
- f. University-owned, loft-able furniture must be left in standard configuration upon check out.
- g. Except for the supplied loft-able furniture, bed risers and constructed lofts are not permitted in residence halls. All bed frames and mattresses must be kept in the room and may not be removed from the room or stored anywhere outside the room. Students having unapproved lofts in their room and/or students who have removed any University furnishings from their room will be subject to a minimum \$100 fine per resident, removal of the loft, replacement of missing furniture, and disciplinary action.
- h. Decorative alcoholic container(s) (empty bottles, cans, etc.) or paraphernalia (boxes, containers, etc.) are not permitted in any student room or apartment.
- i. Metal-tipped darts and dartboards are prohibited.
- j. Outdoor TV/Radio antennas or dishes are not permitted. Tapping into cable TV/dish systems is considered as theft and will be dealt with as such. Students will be fined a minimum of \$100 per person and disciplinary action will occur.



- k. A student shall not obstruct the corridors, stairways, or entryways or use such areas for storage. The University reserves the right to remove all obstructions and dispose of the same at its discretion. Balcony areas may not be used for storage (mattresses, bicycles, household furniture, clothing, clothesline, auto parts, etc.).

#### 10. WINDOW POLICY

- a. Window screens and blinds are not to be unhooked or removed from the windows for any reason. All windows must remain closed at all times.
- b. Signs, posters, flags, and other items referencing alcohol, drugs, or socially offensive language are determined to be inconsistent with the University's Core Values and may not be visible from or hung outside residence hall windows.

#### 11. PETS

- a. Pets, including domestic, exotic, and poisonous animals, other than fish in small aquariums (limited to 20 gallons) are prohibited in the residence halls. An initial fine of \$100 will be assessed and if the pet is not removed within 24 hours an additional \$75/per day fee will be imposed. Students are also responsible for the actions of their guest and will be held accountable if a guest brings a pet inside a residence hall. Residents will be responsible for any damage and extermination costs incurred.
- b. Students seeking necessary accommodations for Emotional Support Animals must contact the Office of Accessibility Services before the animal enters the residence hall. If approved, students must follow all policies and procedures outlined by the Office of Accessibility Services.
- c. Students who have an Emotional Support Animal that are found responsible violating this policy are not permitted to have an Emotional Support Animal on campus for the remainder of the semester. This decision can be appealed by contacting the Office of Accessibility Services.

#### 12. PERSONAL PROPERTY

The University is not liable for damages to or theft/loss of personal property, for the failure/interruption of utilities or for injury to persons. It is recommended that students provide their own personal property insurance or that they are covered under their parents' homeowner's insurance policies. The University will not issue refunds for the failure or interruptions of utilities.

#### 13. UNIVERSITY FURNITURE AND BUILDINGS

- a. University furnishings may not be removed from any student room/apartment. Violators will be fined a minimum of \$100 for each missing item, required to return the furniture within 24 hours to the room and be subject to disciplinary action. Upon re-inspection, any missing room furniture will be charged to the

student for replacement furniture at the current market value (regardless of condition).

- b. University-owned furniture has been placed in the lounges and common areas for use by all residents and guests of the University and may not be removed for personal use. Any student who has University-owned lounge/common area furniture in their room/apartment will be fined \$100 and required to return the furniture within 24 hours to the lounge/common area and be subject to disciplinary action.
- c. Students are not permitted on the roof of any campus building or to access/exit any building through a window (except in the case of an emergency).
- d. Students/Organizations are not permitted to do any renovations, construction, or modification to any buildings or surrounding grounds without prior approval from the Residence Life and Facilities Management Offices.

#### 14. SAFETY

- a. All entrance/exit doors of all residence halls will be kept locked 24 hours a day, 7 days a week. Security violations, including propping open doors to residence halls and/or interior fire doors, are serious offenses because they jeopardize the safety and security of the residence hall. Violators will be subject to disciplinary action and possible immediate termination of their housing agreement. In cases of abuse or excessive problems, upon posted notification, building common damage account will be assessed \$50 per infraction for propped doors.
- b. Students should never leave their personal belongings unattended in common areas of the University (laundry room, lobby, study lounge, café, etc.). The University is not responsible for damages to or theft/loss of personal property. Please refer to Section 12 “Personal Property” under the Guide to Residence Living.
- c. Students should lock their doors for their own safety and security of personal belongings. Thefts do occur, and unlocked doors contribute to theft. The University has installed peep holes and dead bolt locks in all student room doors for your safety. Students should always carry their room and entrance keys/ID with them. Lost or stolen keys/ID should be reported to the offices of Residence Life and University Safety immediately. Students should plan to meet delivery personnel at the entrance of their building. Additionally, students should not open doors or allow entry to individuals who do not possess an entrance key/ID.

#### 15. ROOM KEYS

- a. Lost/stolen keys should be reported immediately to the offices of Residence Life and University Safety. Lending/giving keys is prohibited. Students will be charged a fee for core lock change and new keys.

- b. Students are prohibited from tampering with any University lock or installing new or additional locks or deadbolts. The student shall not alter or duplicate any apartment keys. Any student in possession of any duplicated keys will be charged for re-keying the room, apartment or exterior doors and may face sanctions and/or criminal charges.
- c. Lost/stolen ID cards for the Card Access system need to be reissued at University Safety. Students will be charged for a replacement card.

#### 16. ROOM CHECK OUT PROCEDURES

- a. Residents shall return the premises in the same condition as it was received, subject to normal wear and tear as determined by the University.
- b. Students who have room damages, fail to properly clean their rooms and/or fail to return their keys at time of departure will be billed by Residence Life. When appropriate, bills will be split between roommates.
- c. Specific instructions for the end-of-semester and/or end-of-year check out are distributed to all resident students before closing. A Residence Life staff member must inspect your room before your departure. Failure to adhere to these guidelines will result in a minimum of a \$50 improper check-out fine.

#### 17. DAMAGES, REPAIRS, AND BILLING PROCEDURES

- a. Damage to residence halls and individual residence hall rooms should be reported to Residence Life.
  - i. After final check-out, students are responsible for locking their doors to ensure there are no thefts/vandalism in their rooms after they leave.
  - ii. Students will be financially responsible for any and all furnishings missing or damages in their rooms after they move out.
  - iii. If damages are found in a student room, the amount will be placed on the student(s) account and split between roommates (where applicable).
- b. Students are responsible for care of assigned rooms and furnishings. Charges may be assessed for damages to, unauthorized use of, or alterations to rooms, furnishings or buildings and special cleaning necessitated by improper care of rooms or furnishings.
- c. Students are responsible for care of public areas and furnishings. Public areas are defined as hallways, stairwells, lounges, kitchens, bathrooms, etc. "Common-Billing" charges may be made to residents of a section, wing, floor, or entire building (as appropriate) for damages and/or vandalism, to public areas of a residence hall. Common damage charges will be divided equally amongst residents of a particular area. This is part of the Housing Agreement. Information on damages and vandalism in a residence hall should be given to a member of the Residence Life staff.

- d. Students are prohibited from having stolen property, including but not limited to shopping carts, street signs, etc.
- e. Billing for room damages will be posted to student's accounts within three (3) weeks of the end of each semester (last day students permitted on-campus).

#### 18. ROOM ENTRY

When the appropriate University Officials plan to seek access to a student room in a residence hall for improvement or repair, attempts will be made to notify occupants in advance, although there may be entry without notice where life, limb, or property are jeopardized, or there is reasonable suspicion that University policy or law is being or has been violated. All visible violations of State, Local, and Federal Laws or University policy will be documented.

#### 19. MISSING STUDENT POLICY/PROCEDURE

If a member of the University community has reason to believe that a student who resides in on-campus housing is missing, they should immediately notify University Safety at (352)-588-8432. University Safety will generate a missing person report and initiate an investigation.

In addition to registering a general emergency contact, students residing in on-campus housing have the option to confidentially identify an individual to be contacted by Saint Leo University in the event the student is determined to be missing.

A student who wishes to identify a confidential contact can do so through the Office of Residence Life. A student's confidential contact information will be accessible only by authorized campus officials and law enforcement in the course of the investigation.

After investigating a missing person report, should University Safety determine that the student has been missing for 24 hours, or if special circumstances dictate, Saint Leo will notify Pasco County Sheriff's Office and the student's emergency contact within 24 hours after the student is determined to be missing. If the student is under the age of 18 and is not an emancipated individual, Saint Leo will notify the student's parents or legal guardian immediately after University Safety has determined the student has been missing for 24 hours.

#### 20. HEALTH AND SAFETY INSPECTIONS

Life safety inspections will be conducted periodically throughout each semester. Every residence hall room must be checked for potential health and safety violations by a Residence Life staff member. Staff will post signs stating the date and time of these inspections at least 24 hours in advance of the inspection. Staff, however, are authorized to conduct life safety inspections in the absence of the residents. If a violation has occurred, a resident assistant will follow up within 24 hours to make sure

the violation has been corrected. Future violations may be processed through the conduct system.

## 21. ADA HOUSING ACCOMMODATIONS

Saint Leo University Office of Accessibility Services is responsible for all disability accommodations. For more information or questions regarding the Office of Accessibility Services, please visit the Accessibility Services website at [saintleo.edu/accessibility-services](http://saintleo.edu/accessibility-services). Please note the following specifications for housing/meal accommodations:

- a. All the University's requirements (ranging from meal plans to residence hall housing terms (related to graduate status and part-time enrollment status) are subject to the Section 504 requirements regarding reasonable modifications for students with disabilities.
- b. Students with disabilities who require special housing to accommodate their disabilities will receive priority in housing assignments.
- c. Students with disabilities who require private housing features (such as a private housing unit, a private bedroom, a private/semi-private bathroom, and/or a private kitchen/kitchenette) as a means of accommodating their disabilities are appropriately accommodated in compliance with Section 504 and not charged a higher housing rate solely based on the need for an accommodation(s).

## 22. BICYCLE POLICY AND REGISTRATION

- a. Bicycles on campus must be registered. Permits are available free of charge and can be obtained through University Safety at any time during the semester. You will need the bicycle serial number (located on the frame) and your student/employee ID to register the bicycle.
- b. Unregistered bicycles will be removed and stored at the owner's expense. Unregistered bicycles will be tagged with a registration reminder notice no less than 14 days before they are to be removed. Bicycles that have been removed by University Safety will be stored for 30 days; after 30 days the confiscated bicycles will be considered abandoned and will be disposed of.
- c. Bicycles must be stored in student rooms or bicycle racks. University Safety will attempt to contact the owners of bicycles stored, locked, or abandoned in areas other than student rooms and bicycle racks (such as light poles, fences, stairwells, hallways, lounges, etc.). If the bicycle is not registered, it is subject to the same removal process listed above in Section b.
- d. The University is not responsible for any damages to bicycles or bicycle locks.
- e. Bicycles may not be stored on campus during the summer unless the student or employee is a summer resident or summer employee of Saint Leo University.

### 23. PROHIBITED ITEMS

- a. The following items are prohibited. This is not an exhaustive list. If unsure, contact the Office of Residence Life.
- i. Air Fryers (unless kitchen or kitchenette apartments)
  - ii. Any devices that produce or use an open flame
  - iii. Ammunition
  - iv. Candles or wax warmers
  - v. Self-installed Ceiling fans
  - vi. Coffee Makers with a burner
  - vii. Dartboards
  - viii. Drugs/ Drug Paraphernalia
  - ix. Electric Blankets
  - x. Empty Alcohol Containers
  - xi. Extension Cords
  - xii. Fog / Smoke Machines
  - xiii. Grills
  - xiv. Hookah / Pipes
  - xv. Hot Oil Popcorn poppers
  - xvi. LED Strip Lights
  - xvii. Knives (over 4-inch blade)
  - xviii. Oil Lamps
  - xix. Open Coil Appliances
  - xx. Scented Plug In Air Freshners
  - xxi. Signs or banners (Saint Leo University, city, county, or state)
  - xxii. Weapons

### 24. KEYS AND LOCKOUTS

- a. The safety of our Residents is the most important factor for us. We encourage students to keep their apartments and individual room always locked. Keys are only provided to assigned residents and therefore, the resident is responsible for the key and their individual Identification Card. Residents are prohibited from lending their Room Key or Identification Card to others for security reasons. Lost, stolen, or damaged keys must be reported immediately, and the cost of replacement keys or locks will be charged to the resident.

#### Key Fees:

Building:	Replacement Key Charge:
Benoit Hall	\$ 75
Henderson Hall	\$ 75
Marmion Hall	\$ 75

Snyder Hall	\$ 75
Roderick Hall	\$ 155
Alumni Hall	\$ 155
Apt 1 – 4	\$ 155
Apt 5 & 6	\$ 155

## 25. CLEANLINESS OF ROOMS AND COMMUNITY SPACES

- a. Residents are responsible for removing trash and cleaning their room regularly.
- b. Residents are responsible for maintaining a satisfactory health and safety standard by cleaning their individual room, common rooms, bathrooms, kitchens, etc.
- c. First year housing has community bathrooms, which will be cleaned by our housekeeping staff on a regular basis.
- d. Dumpsters are provided for each apartment building and student are expected to bring their trash bags to the dumpster for disposal. Failure to do so will result in cleaning charges of \$50 for each trash bag wrongfully disposed (depending on size).
- e. Please be aware that Tampa, FL, and the surrounding areas experience high levels of humidity and temperatures throughout the year. This climate creates more opportunities for environmental issues such as moisture, mold, and mildew to occur. Our Facilities staff has the necessary equipment to maintain suitable residence halls. If you notice any environmental factors impacting your residential space, please create a [maintenance request](#) as soon as possible.
- f. Steps to discourage high levels of moisture in your rooms:
  - **Keep windows closed.** Allowing outdoor humidity into a room increases the likelihood of mildew development
  - Maintain good housekeeping practices (clean up spills quickly, clean out your refrigerator often, vacuum floors, and wipe down countertops).
  - Avoid placing damp or wet clothes/towels/athletic equipment in storage spaces for extended periods of time.
  - Keep the thermostat set between 72 – 74 degrees.
  - Do not block airflow from window unit air conditioners with furniture, clothing, etc.
  - Keep all vents within the room open and free of obstructions.
  - Remove plants from the area, wet soil/plants and/or containers, introduce moisture in the air that can lead to mildew.
  - Do not tape air ducts closed. This prevents proper airflow and can lead to moisture accumulation.
  - Store food in airtight containers.

i.