

# Chabad House – Lubavitch STUDENT HOUSING LICENSE AGREEMENT

Fall 2026 – Spring 2027

Welcome to Chabad House-Lubavitch at Rutgers University!

By signing this document, you are joining a comprehensive, immersive Jewish educational and religious program. Because this is a specialized program and not a standard apartment rental, please carefully read the terms of your participation below.

**1. THE IMMERSIVE RESIDENTIAL PROGRAM** You are not simply renting square footage. By signing this Agreement, you are enrolling in an immersive residential program. The fees you pay cover kosher dining, community events, access to religious mentorship and guidance, and an environment operated in accordance with Jewish Law (Halacha).

**2. HOUSING STATUS: LICENSEE & DORM EXEMPTION** Because you are paying for a program and not real estate, Chabad House is granting you a revocable, non-transferable license to occupy one assigned bed space.

- **Student Housing Exemption:** This facility is operated in conjunction with your higher education and is expressly intended to fall under the student housing and dormitory exemptions of New Jersey landlord-tenant laws (including N.J.S.A. 2A:18-61.1)
- **Program Participant Status:** You are joining us as a "Licensee" (a program participant) rather than a "tenant." This document outlines our mutual agreement for your stay with us, rather than a traditional real estate lease, meaning it does not grant standard property rights. Your assigned bed space is an incidental accommodation provided to allow you to participate in this immersive environment fully.
- **Conditional Stay:** Your stay is 100% conditional on your continued status as a student and your strict obedience to the rules. We reserve the right to reassign, change, or consolidate your room assignment at any time in conformance with housing regulations.

**3. FINANCIAL COMMITMENT & REFUND POLICY** The Student and the Parent/Guarantor are jointly and severally liable (meaning both parties are equally and fully responsible) for the total housing and dining fee (the "Program Fee") for the entire academic year, as outlined in your billing statement.

- **Payment Terms:** All balances are to be paid in FULL not later than August 1, 2026. If an extension is needed, Rabbi Mendy Carlebach, the Administrator, is the only authority to approve any such extensions and will consider them on a needs-based, case-by-case basis.
- If a student is separated from the program and their license is revoked for cause, please note that refunds or credits will not be issued.
- The initial \$1000 deposit is non-refundable. If a student cancels between July 1-31, 2026, they will be charged one semester of housing. There are no refunds or credits for cancellations after August 1, 2026.

**4. STRICT ADHERENCE TO LAWS AND CAMPUS POLICIES** We take great pride in being a positive, uplifting presence on the Rutgers University campus! To help us maintain this wonderful environment, we ask that you act as a responsible community member by honoring all Federal, State, and local laws, along with Rutgers University codes of conduct. Because our program relies on a foundation of mutual trust and safety, a violation of these laws or campus policies is considered a breach of our agreement and may lead to your separation from the Chabad program and dormitory.

**5. RELIGIOUS STANDARDS & COMMUNITY EXPECTATIONS** Our Chabad House is guided by the timeless traditions of Jewish Law (Halacha), creating an authentic and spiritually uplifting environment for our students. Rabbi Mendy Carlebach serves as the final halachic authority for all decisions related to the dorm.

- **Shabbat and Holidays:** Shabbat and Yom Tov are beautiful, sacred times of rest. We ask that you help us preserve this special atmosphere by honoring the public observance of these holy days. Please note: To help us fully embrace this spirit of rest, elevator service is suspended during these times.
- **Gender-Specific Living:** For religious integrity, we have strictly separate living facilities. The Men's Dorm Area is restricted to males only, and the Women's Dorm Area is restricted to females only. This includes all rooms, lounges, gyms, and hallways in those areas.
- **Dress Code/Curfews:** There is no curfew or dress code, but there is an expectation of mutual respect towards fellow residents as it pertains to coming in late, such as not making noise or wearing clothing with offensive messages or overtly inappropriate.
- **Parking & Building Use:** Chabad House does not provide parking in its lot. Any unauthorized vehicles will be towed at the owner's expense. Bicycles may be stored in the designated outdoor bike rack and not allowed indoors. From time to time, the Chabad House rents its ballroom and synagogue spaces for private events. Residents are expected to respect these events and may not disrupt them.

**6. PROHIBITED CONDUCT & ITEMS (ZERO TOLERANCE)** Bringing these items or engaging in these activities will result in fines (beginning at \$100) and may result in your separation from the dorm without a refund:

- Smoking, e-cigarettes/vapes, alcohol, or illegal drugs.
- Firearms, weapons, fireworks, explosives, or flammable liquids.
- Open flames (candles, incense), space heaters, or hookahs.
- Pets or lab animals.
- Cooking appliances in your room (hot plates, toaster ovens, broilers, electric skillet).
- Propping doors open, letting strangers into the building, or sharing your electronic key fob/code with non-residents.
- Harassment of any kind, bullying, discrimination, stalking, theft, trespassing, etc.

**7. PRESERVING OUR COMMUNITY & PROGRAM TRANSITIONS** Our deepest hope is that every student thrives in our program. However, to protect the well-being of everyone, and because we operate as an exempt student facility, we must reserve the right to suspend or revoke a participant's license if their actions violate this Agreement or disrupt our shared environment.

- **Administrative Process:** To maintain the unique nature of our program under New Jersey law, we do not use traditional landlord-tenant eviction processes. By joining us, you explicitly waive the right to standard formal notices (such as a notice to quit or demand for possession).
- **Moving Forward:** If a transition is necessary and a license is revoked, we will kindly ask the student to gather their belongings and vacate the building. We always hope for a peaceful parting of ways, but to protect the home, please understand that remaining in the building after a license is revoked legally categorizes a person as a trespasser. In such rare cases, the law permits us to use necessary lawful means (including an action for ejectment) to gently but firmly secure the premises.

## **8. DINING TOGETHER & OUR ANNUAL GALA**

- **Our Kosher Dining Plan:** Sharing meals is a beautiful and essential part of our community life! To ensure everyone has access to kosher nourishing meals, participation in either the Complete 255 or Traditional 225 dining plan is required. These plans are specific to the enrolled student. To help us safely maintain our strict kosher standards, we ask that no outside food or beverages be brought into the dining hall or café.
- **Annual Gala Contribution:** Celebrating our community's growth is a highlight of the year! A \$600 contribution to our Annual Dinner Gala is required, which includes one event reservation and a half-page ad in the program to honor your student or family.

**9. DORM CLOSURES & MOVE-OUT DATES** The dorm closes during breaks. You may not stay in the building during Thanksgiving Recess, Winter Recess, or Spring Recess. At the end of the year, you must completely move out and return your keys within 24 hours of your last Spring final exam, or by Thursday, May 13, 2027 at 10:00 AM—whichever comes first.

**10. ROOM CARE, DAMAGES & SECURITY DEPOSITS** Showing respect for our physical space ensures it remains a beautiful, clean, and safe environment for all our students. To help us maintain our facility, the Student and Parent/Guarantor agree to share financial responsibility (joint and several liability) for any physical damage in the assigned room, as well as collective responsibility for our shared common areas.

- **Security Deposit:** We hold a Security Deposit to thoughtfully cover any unexpected damages, unpaid fees, or the replacement of lost keys (\$50 per key, \$25 per fob).
- **Maintenance & Safety:** If something breaks, please let us know right away by submitting a maintenance request! For everyone's safety, please do not attempt to fix things yourself. Because the safety of our students is our absolute top priority, tampering with equipment or fire-safety systems is taken very seriously and may result in fines or separation from the program.

## 11. PROTECTING OUR HOME & SHARED RESPONSIBILITIES

- **Personal Property:** We want your belongings to be safe, but please understand that Chabad House cannot take financial responsibility for lost, stolen, or damaged personal items. For your own peace of mind, we highly recommend purchasing renter's insurance. By participating, you kindly agree to hold Chabad House, our Rabbis, and staff harmless from claims related to your stay.
- **Indemnification:** To help us keep our doors open and our resources focused on our students, the Student and Parent/Guarantor agree to indemnify, defend, and hold harmless Chabad House, our Rabbis, directors, and staff from claims, liabilities, or costs (including legal fees) arising from the Student's use of the home, a breach of this agreement, or any negligent or intentional acts.
- **Acts of Third Parties:** While we strive to maintain a secure and uplifting environment, we cannot control the actions of others. Therefore, you agree to hold us harmless from injury or loss caused by the actions, negligence, or misconduct of other students, guests, or third parties.
- **Unforeseen Events (Force Majeure):** Sometimes things happen that are entirely out of our hands. Chabad House cannot be held liable for disruptions to our program, utility outages, or facility closures caused by Acts of G-d, severe weather, natural disasters, pandemics, government mandates, or other circumstances beyond our reasonable control. Please note that we are unable to issue refunds or fee reductions during these unexpected events.

**12. FAMILY PARTNERSHIP & GUARANTOR RESPONSIBILITY** We view parents and families as our essential partners in providing this enriching experience. By signing as a Parent or Guarantor, you agree to lovingly stand alongside your student, assuming joint and several liability for the obligations of this agreement. Legally, this means we look to you as a co-participant who personally guarantees all financial commitments, including any unpaid Program Fees, remaining balances (should a transition from the program be necessary), and costs for physical damage to our shared home.

**13. SEVERABILITY & SAVINGS CLAUSE** We have carefully drafted this Agreement to comply with all local, state, and Federal laws, as well as Rutgers University policies regarding student dormitories. However, if a court of law ever determines that a specific clause or rule in this document conflicts with the law, that specific clause will be modified to be legal or simply ignored. The rest of this Agreement—including the joint and several financial obligations and our right to revoke the license for cause—will remain 100% valid and enforceable. You agree not to use the alleged invalidity of one clause as a defense to avoid your other responsibilities under this Agreement.

**14. FINAL DETAILS** This document, along with the Chabad House Resident Handbook, is the complete agreement between us. You cannot assign or sublet your bed space to anyone else. Electronic, faxed, or scanned signatures count just like original physical signatures.

**I HAVE READ, UNDERSTAND, AND AGREE TO THE TERMS OF THIS LICENSE AGREEMENT.**