Housing Guarantee Agreement

Guarantor and the following student(s) agree to this housing guarantee agreement under the following terms and conditions:

Guarantor: Hudson Dorms LLC **Date of Agreement:** ____/_____/2026

***Referrals are automatically tracked via unique link shares and sign ups.**

Please confirm you enrolled in the program using your referrers unique link from Referral Hero.

Student Name | Preferred Email | Phone Number | Grad Year	Emergency Contact Name | Relation | Email | Phone Number	Interested in CoOp? Yes or No
S1:		

Additional Roommates (if applicable):

S2:		
S3:		
S4:		
S5:		

Tier Preference: Indicate: *My Preference*, *Cool with it*, or *Least Preferred* for **each** tier below (You can use the same answer twice)

Classic Double:	**Wash Double:**	**Lux Double:**	**Single:**

Guarantee Advance: $400 (Per student) due upon signature to be paid via check, Zelle or Venmo.

Description of this Agreement:

This is a guarantee agreement between the Guarantor and the student(s) named above that guarantees the student(s) will be provided housing by the Guarantor for the Fall 2027 and Spring 2028 academic semesters.

The Guarantor will provide a housing option for the student(s) to view prior to the beginning of the Fall 2027 semester.

The student(s) will then choose whether to take occupancy of the housing option. They will elect to take occupancy by submitting their Confirmation Advance and signing the Hudson Dorms Agreement outlined in section 3. The $400 guarantee advance, when paid, will be applied to the Fall Installment of the Hudson Dorms Agreement. If the student(s) do not elect to take occupancy, the student(s) will follow the steps outlined in the Cancellation of Guarantee Contract section of this agreement.

1. **Eligibility**
   Students must be a regularly enrolled registered student. Unless otherwise expressly agreed to, if one of the student(s) named above does not meet these requirements, this agreement shall be deemed void. Students under 18 years of age when signing this agreement must have their parent or guardians agree to the Terms and Conditions of this agreement.

2. **Housing Option**
   The Guarantor will make every effort to ensure that a provided housing option will accommodate the group. Any provided housing option will be fully furnished, have a bedroom(s) for the student(s) to live, have a kitchen and at least one full bathroom.

3. **Hudson Dorms Agreement**
   The Hudson Dorms Agreement is the legal binding agreement that outlines the terms under which the student(s) are provided housing services by The Guarantor. By signing this guarantee agreement, the student(s) acknowledge that they have reviewed the Hudson Dorms Agreement, recognize the space is only for seasonal use, understand and agree to all of its rules, and have read the terms and conditions in that agreement.

4. **Guarantee Advance**
   A $400 guarantee advance is required to execute this agreement. If the student(s) are provided a housing option and accept occupancy, the confirmation advance(s), when paid, will be applied to the student(s) Spring Installment as per the Hudson Dorms Agreement noted in section 3.

5. **Matchmaking**
   After three matchmaking sessions, Hudson Dorms reserves the right to automatically assign a group to the students or have the students cover the available space in their group.

6. **Accepting the Housing Option**

The student(s) elect to take occupancy of the housing option by signing the Hudson Dorms Agreement for the agreed to space and submitting their confirmation advance. This must be done within 7 calendar days of the Guarantor presenting the housing option to the student(s).

7. Cancellation of Guarantee Contract

The Student(s) will have 7 calendar Days to decide whether to accept or deny the occupancy of the provided housing option once it has been offered. If student(s) elect not to take occupancy of a provided housing option, and instead cancel a reserved housing option, The Guarantor, according to the schedule and circumstances set forth below, shall retain all of the reservation advance. Student(s) agree that the actual damages for student(s) decision not to or failure to take occupancy are extremely difficult or impractical to determine, and that the amount withheld constitutes liquidated damages.

A. Notification of cancellation: Student(s) must send an email with the subject header as "Cancel Housing Guarantee" and cc (Carbon Copy) all other Student(s) as named in this agreement in the email.

B. Offer Expires: The provided housing option expires two days after the option has been provided to the student(s)

C. Housing Guarantee: If Student(s) elect not to take occupancy when offered and instead cancels a reserved housing space, any existing housing guarantee will ordinarily be voided

D. Alternative Housing Void: If the student(s) obtain alternative housing options, any existing housing guarantee will ordinarily be voided.

E. Disclaimer: If the cancellation policy procedure as stated above is not completed, parties will not be liable

8. Housing Preferences

The Guarantor will make every effort to honor the preferences of the student(s). The student(s) signing this agreement will be guaranteed a housing option by the Guarantor as outlined in section 2, however, a particular type of housing or specific room type will not be guaranteed.

9. Non-Discrimination

The Guarantor does not discriminate on the basis of race, color, national origin, religion, sex, gender (gender identity and gender expression), disability, medical condition (cancer-related or genetic characteristics), ancestry, marital status, age, sexual orientation, citizenship, or service in the uniformed services.

10. Non-Transferable Agreement

This contract and the right of occupancy conferred are not transferable or assignable.

11. No Modification Clause

Any oral representations made outside of this contract do not modify the agreement. Any modifications to the agreement need to be made in writing and signed by both parties

12. Merger Clause

Effective as of the Date of Agreement, this Agreement contains the complete, full, and exclusive understanding of the Housing Guarantee Agreement as to its subject matter and shall, on such date, and supersede any prior agreement between the Guarantor and the student(s) regarding the housing guarantee. Any amendments to this Agreement shall be effective and binding on the Guarantor and the student(s) only if any such amendments are in writing and signed by both Parties.

13. No Waiver

Any waiver or non-enforcement by the Guarantor of any term or condition of this agreement shall not constitute a waiver of any subsequent breach of the same or any other term or condition of this agreement.

SIGNATURES The Student(s) have read this agreement and agree to all terms by signing below.

Guarantor (Hudson Dorms) Date

_____, Tenant (S1) _____ Date _____, Tenant (S2) _____ Date

_____, Tenant (S3) _____ Date _____, Tenant (S4) _____ Date

_____, Tenant (S5) _____ Date _____, Tenant (S5) _____ Date